



# City of Pompano Beach



PZ23-12000048

08/21/2024

## Staff Report

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**File #:** LN-627

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 3, 2024

### PATAGONIA

**Request:** Major Site Plan  
**P&Z#** 23-12000048  
**Owner:** Pompano Beach Community Redevelopment Agency  
**Project Location:** NW 7 Ave  
**Folio Number:** 484235210250; 484235210260; 484235210240; 484235210230; 484235210200; 484235210210; 484235210030  
**Land Use Designation:** DPTOC (Downtown Pompano Transit-Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit-Oriented Downtown Pompano Overlay District)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Paola West (pwest@palnw3st.com / 954-529-9417)  
**Project Planner:** Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

### Summary:

This Major Site Plan application is for a mixed-use development on two parcels in the Edge Sub-Area of the TO/DPOD. On the east parcel is a 3-story building with approximately 1,800 square feet of ground floor commercial space and 6 residential units above. On the west parcel is a 3-story building with approximately 3,000 square feet of ground floor commercial space, and 26 residential units above. The development is utilizing one height bonus and one density bonus from the DPOD.

### Staff Conditions:

#### PLANNING

Plan Reviewer:

Status: Comments not available as of June 2, 2024.

#### ZONING

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmittal.

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1. Provide written responses to all comments. The term “Acknowledged” is an insufficient response, unless the comment is strictly informational. Clarify how each comment was addressed and identify the page, drawing or document on which the comment was addressed.  
*Understood. Detailed responses are provided.*
2. Right-of-way dedication(s) will be required. The ultimate right-of-way width of NW 7 Ave is 50 feet (see Engineering Department DRC comment #1). Provide a dimension from the centerline of NW 7 Ave to the edge of the right-of-way on both sides, and revise the plans as necessary to depict the PROPOSED right-of-way line by providing the required 25-foot right-of-way width on both sides of the centerline. Dedications will be a condition of the Development Order and will be required to be finalized prior to permit approval.  
*Dimensions from the centerline of NW 7<sup>th</sup> Ave to the edge of right of way on both sides have been added on all floor plans. See sheet A-080, A-201, A-202, A-203, A-204.*
3. The MLK right-of-way parcel remains on the General Information table on sheet A-001. Revise the table by removing the parcel as it is public right-of-way and is not within the developable area of the project site.  
*The MLK right-of-way parcel has been removed from General Site Information Table on Sheet A-001.*
4. On the East Parcel, the maximum allowable front setback for a Flex Building Type in the Edge Sub-Area is 20 feet. The Site Plan depicts a 25-foot front setback. Revise the plans to provide no more than 20 feet for the front setback.  
*All front setbacks have been revised. The front setback of west building is 10’-0” and the front setback of East building is 13’-5”. See setback dimensions on all floor plans (Sheet A-080, A-201, A-202, A-203, A-204).*
5. Density is calculated on the POST-RIGHT-OF-WAY-DEDICATION parcel size. Revise the Density calculations on sheet A-005 to provide the correct calculations and density not to exceed 18 by-right units per acre and 10 bonus units per acre.  
*Density calculations on Sheet A-005 have been revised by using the POST-RIGHT-OF-WAY DEDICATION parcel size for both parcels. Please see Sheet A-007 for density calculation diagram and tables.*
6. The same bonus, public art, cannot be used for both the Height bonus and the Density bonus unless two separate pieces of artwork and/or two separate contributions are made, both in compliance with the option requirements. If artwork will be provided, indicate the on-site location of the two pieces of artwork.
7. The Pervious Area calculations must be POST-DEDICATION of right-of-way.  
*Pervious area calculations have been revised by using the POST-RIGHT-OF-WAY DEDICATION parcel size for both parcels. Please see Sheet A-081.*
8. The setbacks on NW 7 Ave for both parcels must be dimensioned from the POST-DEDICATION right-of-way line. The maximum allowable front setback is 20 feet from the POST-DEDICATION right-of-way line. Revise the plans accordingly.  
*The setback dimensions on NW 7<sup>th</sup> Ave have been revised to be measured from the POST-DEDICATION RIGHT-OF-WAY line. See setback dimensions on all floor plans (Sheet A-080, A-201, A-202, A-203, A-204).*

9. The Value, Figures, and Code Section shown for Building Frontage & Active Use on sheet ~~08/A-102/24~~ for Building Break, not for Building Frontage and Active Use. Provide a separate line item for Building Frontage & Active Use indicating compliance with the requirements of Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type, for building frontage on a primary and tertiary street in the Edge Sub-Area.

Building Break, Minimum Building Frontage Percentage Per Street Type & Minimum Build-To-Zone Building Percentage have been added in Code Analysis sheets. See Sheet A-005 & A-006.

10. Comment from the pre-application meeting: Provide figures indicating compliance with the minimum percentage of building within the build-to zone for each building.

Please see figure on Sheet A-003 for percentage of building within the build-to zone.

11. Comment from the pre-application meeting: Provide figures indicating compliance with the requirements for at least 70% transparent clear glazed area of not less than 70% of the facade area for ground-level non-residential active use.

Please see figure on Sheet A-504 for percentage of transparent clear glazed area.

12. Comment from the pre-application meeting: Identify where the 15% common, private open space is located for the building on the west side of NW 7 Ave.

Common, private open space has been added on the roof of the building on the west side of NW 7<sup>th</sup> Ave as a rooftop terrace. Please see roof plan on Sheet A-204.

13. Comment from the pre-application meeting: A Type B buffer is required along the north property line and must include a 6-foot wall or semi-opaque fence. Show the location of the required wall/fence on the

site plan and provide a detail for the proposed wall/fence.

A 10 feet wide Type B buffer is proposed along the north property line of the west parcel. 6 feet tall semi-opaque fences have been added along the north & west property line of the west parcel. Please see location of fences on site plan (Sheet A-080).

14. Comment from the pre-application meeting: It appears that the survey that was submitted includes parcels that are not within the project boundary. Provide a survey that covers the project site without extra parcels.

Parcels that are not within the project boundary have been removed from the land survey. See Sheet A-008 for the revised land survey.

15. Comment from the pre-application meeting: Show the minimum required stacking distance of 50 feet, pursuant to Table 155.5101.G.8.b, where the stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking space.

Please see stacking distance dimensions on site plan ( Sheet A-080).

16. A continuous 5-foot wide landscape divider median is required between the head-to-head parking that is not under roof, pursuant to Section 155.3501.J.2. Revise the plans to provide the required landscape divider median.

A 8-foot wide landscape divider median has been added between parking space 17, 18 and parking space 14, 15. See site plan on Sheet A-080.

17. When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces, pursuant to Section 155.5102.I.2. The plans show ten compact parking spaces on a surface parking area, not in a parking garage. Revise the plans to remove the compact parking spaces from the surface parking area.

All compact parking spaces have been replaced with standard 9' x 18' parking spaces. See parking 37-46 on Sheet A-080.

18. Except for single-family dwellings and off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb, pursuant to Section 155.5102.C.9.a. Revise the plans to remove the wheel stops and shift the continuous curb to provide 16 feet of pavement and a 2-foot overhang with the continuous curb as the wheel stop.

Wheel stops have been removed from the off street parking spaces that are not within a parking deck or garage. All the revised parking spaces are 16 feet from the curb with 2 feet overhang. See Sheet A-080.

19. Light poles cannot exceed a height of 17.5 feet above grade, pursuant to Section 155.3501.M.1.

Please see detail of the light pole on Sheet A-802.

20. Provide a detail of the light pole with luminaire.

Please see detail of the light pole on Sheet A-802.

21. Show the illumination levels at all property lines, required by Table 155.5401.E.

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Illumination levels have been added at all property lines. Please see photometric plan on Sheet A-802.

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22. On the West Parcel, multiple locations in the vehicular use area are less than the minimum required footcandle required by Table 155.5401.E.

Please see photometric plan on Sheet A-802.

23. Provide a dimension from the POST-DEDICATION right-of-way line to the center line of NW 3 Street and NW 7 Ave on the site plan.

Please see Sheet A-080 for requested dimensions.

24. Provide the City Engineering Standard Parking Space Detail on the plans.

Please see Standard Parking Space Detail on Sheet A-080.

25. Comment from the pre-application meeting: Provide a plan that shows the locations of the building footers/foundation and how far they extend outward from the building.

Eccentric footer is proposed at the locations where the exterior wall meets landscape area to avoid having impact on adjacent landscape area. Please see Typical Eccentric Footer Detail on Sheet A-080.

26. Identify the screening material for the proposed rooftop mechanical equipment on the elevation drawings.

Please see screening material on Sheet A-501, A-502, A-503, A-504.

27. A single layer of vertical aluminum louvers is insufficient for screening the interior of the parking area. Add a layer of a second screening material so that no vehicles, mechanical equipment, lighting, pipes, or other internal elements are visible from the exterior of the building.

Solid walls have been added behind the vertical aluminum louvers to fully block vision from the exterior of the building. Please see renderings on Sheet A-903, A-904.

28. The following will be a condition of the Development Order: A Unity of Title is required.

29. The following will be a condition of the Development Order: Pursuant Section 155.3709.K, the

development is required to set aside a minimum of 15% of their proposed residential units as affordable. The entitlements for this project are generated using County Policy 2.16.4, which requires moderate income affordable housing and 50% of the ground floor facing Atlantic Boulevard must be non-accessory commercial uses (per County Policy 2.16.4). Should the Applicant choose to provide the 15% affordable units, a Declaration of Restrictive Covenants for the affordable housing must be recorded prior to the issuance of building permits. If the Applicant chooses to buy out of the affordable requirement, the in-lieu fee will apply to every unit in the project in the amount applicable at the time of building permit per Chapter 154.80 (currently \$10,300 per unit which is escalated 3% every January 1st).

Understood.

30. The following will be a condition of the Development Order: Height Bonus Option #4 from Table 155.3708.E.1 was selected in order to qualify for an additional 12 feet of building height. Identify which strategy will be applied: a fee equal to 1% of the project's construction costs or \$250,000 whichever is less; or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 whichever is less. If a piece of artwork is proposed, clarify where the artwork will be located. The artwork must be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.

Understood.

31. The following will be a condition of the Development Order: Density Bonus Option #3 from Table 155.3708.F.1 was selected in order to qualify for an additional 20 units per acre. Identify which strategy will be applied: a fee equal to 1% of the project's construction costs or \$250,000 whichever is less; or a piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000 whichever is less. If a piece of artwork is proposed, clarify where the artwork will be located. The artwork must be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. The art must receive a recommendation by the Public Art Committee and approval from the City Commission. Funds, or an appropriate bonding instrument, must be placed in escrow at the time of building permit and will be held until the art is approved after installation.

Understood.

32. The following will be a condition of the Development Order: Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Understood.

## **LANDSCAPING / URBAN FORESTRY**

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmittal.

1. Resubmittal appears incomplete.

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2. Tree Disposition sheets have no information.

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3. Overlay tree survey onto tree dispo and reference, OR, number the survey to match the Arborist Report and rename.

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4. Label the tree disposition (remove, replace, protect) in a separate cell in the table

5. Bold and highlight building overhangs on the landscape plans.
6. A 5' landscape strip with trees @ 1:40' are required in head to head parking on the west side / north end of parking rows.
7. 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 with suspended pavement and contain trees, sod and irrigation at south end of loading berth.
8. Sight triangles are to be shown only outside of property lines.
9. Show the existing street scape along MLK on the plan and greyed and referenced as existing
10. Site plan does not match landscape plan East side entrance at lobby and ramp
11. 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.
12. 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.
13. As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.
14. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
15. Please provide and update data tables for each individual site and label as such.
16. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.
17. 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
18. 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.
19. Provide street trees at 1:25' per the above. Palms do not qualify.
20. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk. Trees species shall be changed to a more readily available tree species to meet the requirements, staff recommends Oak trees, either Reason 7 or RPG certified trees. Fifty percent (50%), the rest shall be flowering trees.
21. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards: b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.
22. Provide a separate Suspended Pavement Sheet showing required soil volumes and layout (DeepRoot can



help with plan support if that helps)

23. Provide required Type B Perimeter Buffers on North side as per 155.5203.F.3. and provide a cross section detail to include the wall

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

25. Change out Clusias to Tabebuia heterophyllas due fruit drop and that they tend to have a more upright and columnar growth pattern. Bahamensis are a great tree but difficult to get, verify availability.

26. Provide VUA requirements as per 155.5203.D along the west side of Apt. Add 1 more large canopy tree to that area.

27. b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.

28. Provide a large canopy tree at the end of the parking row in the end island on the NW corner.

29. As per 155.3501.H.5. Street Development Applicability The Specific Street Design Standards are applicable to city initiated streetscape Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the City Engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable in accordance with the DPOD Street Section diagrams.

30. Twnhs side.

31. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

i. Palms must be provided in multiples (doubles or triples);

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

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

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

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

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

vii. Suspended pavements systems are provided for the adjacent vehicular use area.

32. Provide palms in the finger islands as part of accomplishing the above.

33. Each parcel will have to have the minimums for trees and landscaping per lot.

34. Please provide sod in the plant list,

35. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment

into required landscaping.

36. 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

37. 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.

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

39. Remove existing trees being shown on neighboring properties as it makes the plan muddy

40. Provide 1 tree on either side of the drive aisle entering on the east side of the Apt. bldg..

41. Provide a photometric plan.

42. Provide a civil plan.

43. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

44. 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.

45. 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.

46. 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.

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

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

49. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

50. 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.

51. Provide a note on plan that a Preconstruction meeting with Urban Forestry is required before any work is performed onsite. Especially where there is tree protection and/or plant material is installed on site.

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 and be replaced with planting soil prior to landscape installation. PZ23-12000048  
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53. All tree work will require permitting by a registered Broward County Tree Trimmer.
54. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
55. Additional comments will be rendered a time of resubmittal.

## **FIRE PREVENTION**

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Pending Resubmittal.

- Access to parking area:

- 1 - ( ) 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.
  - 2 - ( ) Place proposed fire hydrant and FDC at intersection of NW 3rd St and NW 7th Ave. Allows for access to multiple sides of proposed buildings.
  - 3 - ( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.
- City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09 (C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.
- 4 - ( ) 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.
  - 5 - East Building will a fire alarm supervised fire sprinkler system. Mixed Use business/apartment building. NFPA 101 ch 30 all apartment buildings require fire sprinklers. sec
  - 6 - East building: apartments second floor require two means of egress. must meet requirements of NFPA 101 ch 30 sec 30.2.4

According to NFPA 101 ch 30 sec 30.2.4.6

A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided that all of the following conditions are met:

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There are four or fewer dwelling units per story.

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The building is protected throughout by an approved, supervised automatic sprinkler system with 30.3.5.

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The exit stairway does not serve more than one-half story below the level of exit discharge.

The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).

The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire resistance rating.

All openings between the exit stairway enclosure and the building are protected with self-closing door assemblies having a minimum 1-hour fire protection rating.

All corridors serving as access to exits have a minimum 1-hour fire resistance rating.

Horizontal and vertical separation having a minimum 1/2-hour fire resistance rating is provided between dwelling units.

The east building meets all the conditions above. One means of egress is sufficient.

7 - West building: provide travel distances to exit stairs. Please ensure that minimum/maximum common path of travel and dead travel are meeting the standards. NFPA 101 ch 30.

Please see common path / dead end corridor distance on Sheet A-202, A-203.

**ENGINEERING**

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Pending Resubmittal.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. NW 7 Ave. is required to have a 50' right-of-way. A right-of-way dedication will be required. TBD by city Engineer.
2. 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.
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
5. Plan sheet 051 needs to show the meter just inside the property line per the city detail. Also change the note regarding the 2" corp. it must be a 2" resilient seated gate valve per the city Eng. detail. Also proposed 6" cleanout needs to be just inside the property line.
6. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
7. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities
8. Full road width mill and overlay will be required for NW 7 Ave. From MLK to the northern project limits. Show on both plan sheets 047 and 148 the entire road being paved.
9. Submit drainage details for the proposed drainage within the city right-of-way on plan sheet 047
10. PGD plan sheet 048 shows you paving more than 50% of the city right-of-way with no drainage system. Per CO 100.38 you can only pave 50% of the city right-of-way. If paving more than 50% drainage will be required within the right of way.

**100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.**

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry

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

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(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the City.

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

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**

Plan Reviewer:

Status: Comments not available as of June 20, 2024

## **CRA**

Plan Reviewer:

Status: Comments not available as of June 20, 2024

## **BSO**

Plan Reviewer: Deputy Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org) <[mailto:Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)>  
M-(561) 917-4556 (Call, Text & Email; No Voicemail)

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 \*\*\*

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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 [JW](#)

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 [JW](#)

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 [JW](#)

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 [JW](#)

F. \*\*\*PLEASE NOTE\*\*\*

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

Initials [JW](#)

G. \*\*\* 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 [JW](#)

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

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

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

Initials [JW](#)

I. \*\*\* 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 JW

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

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

Initials JW

K. \*\*\* ATTENTION VERY IMPORTANT \*\*\*

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

Initials JW

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

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

Initials JW

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: Jacob Wu

PRINT FULL NAME: Jacob Wu

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: \*\*\*

#### A1. Natural Surveillance (Lighting)

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

Lighting will comply. See photometric plan on Sheet A-802.

2.) 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



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use, etc.

**DRC**

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Pedestrian scale lighting will be incorporated for designated pedestrian paths of travel. See photometric plan on sheet A-802.

## A2. Natural Surveillance - Security Strengthening

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

Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

[All exterior doors for commercial areas will have a see-through reinforced security window. Refer to architectural renderings on sheet A-902, A-910, A-912 showing the use of safety glass exterior doors.](#)

2.) Designated ADA access ramps are to 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, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

[See through fence railings have been used for ADA access ramps at the residential lobby for the west building. Please see architectural renderings on Sheet A-902, A-904.](#)

3.) 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.

[See through fence railings have been used for ADA access ramps at the residential lobby for the west building. Please see architectural renderings on Sheet A-902, A-904.](#)

## 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.

[Understood and will be done.](#)

## B. Access Control - Security Strengthening

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

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

[Wayfinding & Instructional Signages will be prominently displayed & posted at all locations where necessary.](#)

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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.

Understood and will be done.

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

Understood and will be done.

4.) For Commercial and Industrial: Install hard-wired burglar security alarms at any commercial property, retail

businesses and residential management offices. Safes should be installed 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.

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Hard-wired burglar security alarms and safes will be installed for commercial spaces.

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.

Understood and will be done.

6.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

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

Understood and will be done.

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.

Understood and will be done.

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

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

See Garbage Collection & On-site Circulation on sheet A-082, we do not have trash enclosures, we provide trash rooms instead.

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.

The trash room is interior and only accessible from the building manager and the resident with a key.

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.

Not apply with the project. No gate is provided.

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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.

Not apply with the project.

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

Understood and will be done.

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

Not apply with the project.

7.) Enclosed trash rooms must be equipped with either constant lighting &/or a secured motion sensor lighting

system that will provide immediate illumination upon entry.

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Will be done. See CPTED plan on sheet A-801 showing camera coverage of access to trash rooms.

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

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

Understood and will be done.

2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

Understood and will be done.

3.) A surveillance camera must monitor the office key storage area.

Understood and will be done.

4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

Understood and will be done.

## C. Territorial Reinforcements - Security Strengthening

1.) 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.

Understood and will be done.

2.) 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.

Understood and will be done.

3.) 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.

Understood and will be done.

4.) 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.

Understood and will be done.

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

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1.) 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.

Sidewalk safety aisles have been incorporated into the site plan design. Please see Sheet A-080.

2.) (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

Understood and will be done.

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

Understood and will be done.

4.) 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.

Stop signs will be placed where vehicles exit onto the public roadway.

5.) 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.)

Not apply with the project.

6.) (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.

Not apply with the project.

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

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ 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, maintenance, etc.

Understood and will be done.

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.

Understood and will be done.

3.) 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.



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Not apply with the project.

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## E. Activity Support - Security Strengthening

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

Understood and will be done.

2.) Conduct / Provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

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[Understood and will be done.](#)

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

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

[Do not apply.](#)

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

Please issue DRC Comment Responses in the Affirmative such as “Will Comply” or “Will Be Done”.

Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

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

[The author of CPTED NARRATIVE is Idea Architect, contact information: 305.972.0015.](#)

## **BUILDING DIVISION**

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

Status: Authorized with Conditions.

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

[Buildings will comply with all local, state and federal codes in effect at the time of application.](#)

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.

[Required laws, rules and regulations will be provided.](#)

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.

[Construction sites and operations will be maintained with the intent to reduce pollutants and sediment in stormwater runoff.](#)

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

[Temporary screened fence will be provided.](#)

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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.

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Required signs will be provided to direct pedestrian traffic during construction.

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) .

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BFE has been considered in the building design, see sheet PE-05 showing FFE of building at 12.00 NAVD.

Requested information will be added to site plan or construction documents.

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.

Understood and will comply.

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.

Understood and will comply.

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.

Vertical accessibility is provided in both buildings.

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.

Accessible route is provided within the site from accessible parking spaces, loading zone, public streets and sidewalks.

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.

Understood and will comply.

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.

Requested building applications will be provide.

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.

All provisions for approved automatic sprinkler systems will be provided in the required locations.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials,

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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.

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[Understood and will comply.](#)

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

[Such data will be provided to the building official.](#)

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. PZ23-12000048  
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[Understood and will comply.](#)

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. [Exterior emergency escape and rescue opening will be provided for all bedrooms in the building.](#)

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.  
[The life safety plan will be provided for building permit.](#)

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.  
[Product approvals will be reviewed and approved by the building designer prior to submittal and then filed with the building official for review and approval.](#)

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.  
[All shop drawings will be reviewed and approved by the architect or professional engineer and submitted to the building official prior to installation.](#)

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).  
[Understood and will be done.](#)

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.  
[Understood and will be done.](#)

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.  
[Understood and will be done.](#)

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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.

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Understood and will be done.

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.

Understood and will be done.

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.

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The HVHZ uniform roofing permit application will be completed and executed by a licensed contractor.

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

Understood and will be done.

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.

Please see tables on Sheet A-007 for required and proposed accessible parking spaces.

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.

Understood and will comply.

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.

Understood and will comply.

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.

Understood and will be done.

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.

Provisions will be made.

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.

Understood and will be done.

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.

Understood and will be done.



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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.

Permit valuations will be provided.

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.

Such statement has been added to all signed and sealed plans.

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END OF COMMENTS.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).