



Staff Report

File #: LN-136

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 16, 2021

OCEAN 723 SITE PLAN

Request: Major Site Plan
P&Z# 21-12000020
Owner: Fernbrook Florida LLC
Project Location: 723 Ocean Blvd.
Folio Number: 484331490020
Land Use Designation: MH (Medium High 16-25 DU/AC)
Zoning District: RM-20 (Multiple Family Residence 20)
Commission District: 1
Agent: Paola West (954-529-9417)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a 12-unit multi-family development.

Staff Conditions:

PLANNING

Daniel Keester | daniel.keester@copbfl.com

Review Complete Pending Development Order

-Land use for this parcel is Residential (MH- Medium High Residential 16-25 DU/AC). The survey provided indicates that a portion of the property is seaward of the historic dune vegetation line ("dune vegetation line). The size of this property is approximately .46 acres (133,181 square feet); resulting in approximately 11 units (permitted by the land use) and 9 units (restricted by the current zoning RM-

20).

-The property owner is currently seeking a RPUD zoning designation (P&Z: 20-13000007) that would allow 11 units on the property.

-The property was platted (176 Page 166) approved Pompano Beach Residences Parcel "B") and recorded in 2007 (Plat Book, but a plat note amendment was recorded in 2015 (Instrument #: 113074348) restricting parcel B to 9 townhouse units. Provide a letter from the Broward County Planning Council indicating whether a plat note amendment or re-platting is required for the proposed development.

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

-The property is abuts N Ocean Blvd (AKA: A1A) and NE 7 Court. The survey indicates that there is an existing 25 feet of right-of-way for NE 7th Court & refers to Broward County's Official Record Book (ORB) 1172 Page 85. No additional dedications are required for NE 7 Court.

-The property front onto N Ocean Blvd (AKA: A1A), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway. The survey illustrates the minimum 40 feet to the centerline of the road, and thus no additional dedications are required.

-The city has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Review Complete Resubmittal Required

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
2. Please obtain a FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit, FDOT Utility Permit or exemption.
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.
5. Note the sizes of the water services that will service this building.
6. 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. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1

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

8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

9. Place note on Utility plan that the core city sewer man hole will be Sewper coated.

10. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

11. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

**** 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. ****

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Review Complete Pending Development Order

() Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

() Provide FireFlow Data: 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 may be required for project. (NFPA 1 2018ed chapter 18) 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 FireFlow"

() Provide location of proposed fire department connection for buildings fire sprinkler system. Recommend locating at NE corner, free standing with existing fire hydrant.

() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radiocommunications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Review Complete Pending Development Order

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 structure

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.

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

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.

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.

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.

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.

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.

9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, 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.

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 be the impression of

an architect or engineer (FBC_BCA 107.3.4.0.1).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

20.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

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

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

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

BSO

Patrick Noble | Patrick_Noble@sheriff.org

Review Complete Resubmittal Required

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

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

DISCLAIMER:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required

signage posted.

*** ATTENTION IMPORTANT ***

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials _____
2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
 - a. Landscaping type, placement & dimensions, Initials _____
 - b. Lighting types such as pole, motion-sensor, etc., Initials _____
 - c. Fencing type, placements & dimensions, Initials _____
 - d. Signage type & placement, Initials _____
 - e. Camera type, location & scope of cameras, Initials _____
 - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials _____
 - g. Pedestrian & vehicle circulation patterns, Initials _____
 - h. Dumpster/ enclosure type & design, Initials _____
 - i. Alarm types, locations, etc. Initials _____
 - j. Parking garage & lot types - include all security features & measures, Initials _____
 - k. Any other special considerations relevant to the specific type of development, etc. Initials _____
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials _____
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials _____

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost.

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/or in the community by being lax in its safety and security development posture. It must be prepared to

responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials _____

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

Initials _____

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

Initials _____

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials _____

d. Property Rule signage language must be clear and prominently posted in appropriate areas detailing clear policies and regulations regarding authorized legitimate activities and/or unauthorized prohibited

activities on the property.

Initials _____

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

2. CPTED Landscaping Standards

2A: Natural Surveillance

Initials _____

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Initials _____

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Initials _____

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

Initials _____

d. Maintain an 8" foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance.

Initials _____

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

Initials _____

2B: Territorial Reinforcement

Initials _____

a. If any vulnerable areas exist utilize dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping. In any vulnerable remote areas such as under windows, around fencing or walls, remote property lines, etc., this acts as a deterrent to loitering, trespassing and also denies any concealed staging and ambush opportunities for potential more serious criminal activity such as burglary, theft, robbery, sexual crimes, etc.

Initials _____

3. CPTED Lighting Standards

Initials _____

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

Initials _____

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

Initials _____

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.

Initials _____

d. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiterers and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

Initials _____

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

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

Initials _____

g. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials _____

h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials _____

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

j. 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 _____

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access

Control

Initials _____

a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors such as in the event of an attempted criminal ruse entry, etc.

Initials _____

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance.

Initials _____

c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

Initials _____

d. Do not block the Natural Surveillance benefit of any 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed 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 _____

e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/or address any emergency accordingly.

Initials _____

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

Initials _____

5. Burglar Security Alarms/ Safes - Mechanical Security Strengthening

Initials _____

a. Burglar Security Alarms must be installed at any property to protect valuables of any kind such as money, jewelry, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information. Residents should be encouraged to activate alarms whenever they leave their residences, even if only for a short while. Robust safes are strongly recommended.

Initials _____

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

Initials _____

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: Initials _____

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock. Initials _____

c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials _____

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Initials _____

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

Initials _____

f. Dumpster area must be secured with Access Control and video surveillance.

Initials _____

7. Parking (and Garages if any) Lots, and Adjacent Access Perimeters:

Initials _____

a. Parking (and garages if any) lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials _____

b. Explain how this development will securely design/ address/ operate the parking lot's (and garage if any) Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials _____

c. Vehicles have been burglarized in parking lots leading to significant property loss and 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 _____

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

Initials _____

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

Initials _____

f. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials _____

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

Initials _____

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

Initials _____

8. Electronic Surveillance - Security Strengthening

Initials _____

a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Initials _____

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

Initials _____

c. 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 _____

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

Initials _____

e. Any potentially vulnerable area that cannot be observed through Natural Surveillance must be

covered by electronic surveillance monitoring.

Initials _____

f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system.

Initials _____

g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Initials _____

h. Install video surveillance along the exterior of the property perimeter adjacent to sidewalks and streets that are used by residents to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials _____

8. Miscellaneous: CPTED & Security Strengthening

Initials _____

a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.

Initials _____

b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials _____

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

Initials _____

d. 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 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 and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials _____

e. Place bike storage racks (if any) in areas of convenience with maximum Natural and Electronic Security Surveillance. Initials _____

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along perimeter on

pedestrian entrance and exit area to prevent serious vehicle intrusion accidents/ incidents.

Initials _____

9. Provide an Emergency Access Method/ System to Law Enforcement as we do not have access to a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility.

To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

QUICK Summary of several of Our Concerns

1. The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.
2. BSO Trespass Signage - strategic placement is essential to be effective versus just convenience placement
3. Security features such as cameras, lights, trespass signs, etc., must be placed keeping that current and future landscaping placement always primarily in mind so that there will not be future critical conflicts causing obstructions of any security features
4. Must include language that clearly addresses and illustrates that lighting will be tamper & vandal proof, and specifically that security lighting will be placed ensuring that any potential concealment or ambush points will be eliminated
5. Details of any burglar alarms or other security devices or alerts must be included
6. Any dumpster security details or items must be included
7. Parking lot must have surveillance to the perimeter lines of the entire facility
8. Any electric power or water service that is publicly accessible must have security features such as a secure internal shut off or robust security locks.

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com

Review Complete No Comments

No comments.

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Resubmittal Required

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. As noted prior, please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work.
3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.
4. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.
5. As noted prior, please indicate the total consumptive use of water demand for the project in (GPD) gallons per-day.
6. As noted prior, please indicate the total wastewater discharge for the project in (GPD) gallons per-day.
7. As noted prior, civil plan 019 CU-101 Water & Sewer Plan propose to core drill into terminal sewer manhole. The subject plan must state that manhole shall be sewer coated and the bench reworked to accommodate the new flow. The City utility atlas indicates that an existing sewer lateral is located just before the manhole. Please show the service as utilized or to be abandoned as per City specification.
8. As noted prior, civil plan 019 CU-101 Water & Sewer Plan must state any unutilized water/sewer service must be retired at the main as per City specification.
9. As noted prior, civil plan 019 CU-101 Water & Sewer Plan does not state the size of the proposed domestic water and dedicated fire service. Please correct.
10. Please note that meters 3" and larger are not stock items and are subject to an order lead time of 60 to 75 days after the items are paid. Please order accordingly.
11. As noted prior, please note on #013 LP-101 Landscape Plan that as per City Ordinance(s) §50.02(A)(4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City-owned utility

infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

12. Please attach the following 2019 City Engineering Standard Details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 210-1 Sewer Box and Cover Non Traffic, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 211-1 Traffic Related Sewer Frame & Cover, 212-1 Manhole Coupling, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Review Complete Pending Development Order

1. No comment response sheet offered.
2. The heights of the Ligustrum, Jatropha, Thrinax, and Adonidia are below minimum standards and should not be used for any calculations to meet minimum standards. Please provide an overall height for the proposed palms.
3. Please adjust data table accordingly. Also, check the provided tree requirement number currently reading to be 173.
4. Mulch path along south side is not shown on the site plan and appears to not have a termination point. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D.
5. Bubblers will be provided for all new and relocated trees and palms. There are no symbols on the irrigation plan although there is a note in the key, correct
6. It is recommended to propose canopy misters for the Medjool palms in order to reduce impacted transpiration due to aerosol salt and aid in establishment
7. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.
8. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the landscaping soil space at the footers of the building. Provide drawings and verification of the

use of monolithic slabs as it relates to these areas.

9.If they are going with Silver buttons for street trees, provide a note on the plans that these trees are not to be sheared and shaped but are to be allowed to grow to reach their natural, mature crown shape and spread.

10.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.

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

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

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

ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com

Review Complete Pending Development Order

1. The proposed project requires Major Site Plan and Major Building Design approval.
2. The approval of this site plan with the proposed setbacks, density, and pool location is dependent on the approval of the current Rezoning of this parcel (PZ #20-13000007).
3. A plat note amendment is required to permit 12 units on this property opposed to the restriction of 9 units as well as update the County's findings of adequacy.
4. Per the proposed height restrictions of the pending Rezoning (PZ #20-13000007) on this parcel, the maximum height for the building is 34 feet. The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Spires, belfries, cupolas, domes, chimneys, elevator shaft enclosures, ventilators, skylights, and similar rooftop structures or structural elements not intended for human occupancy are permitted to extend above the applicable maximum height limit by no more than 25% of the height limit if they do not cover more than 25% of the roof area, per code section 155.9402.B.3. Therefore, the maximum overall height of the stair roof deck must be lowered to 42.5 feet. Additionally, the elevations show the maximum height of 44 feet measured in the middle of the roof line. The measurement must be from the top of the roof, not the middle. Provide the percentage of the roof that these utilitarian items cover.
5. Provide the number of bike spaces being proposed on the site data table of the site plan. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L.1). A minimum of 8 bike spaces is required.

6. Provide the width of the sidewalk leading to the bike racks as well as all sidewalks leading to the east entrance on the site plan. Bike pathways shall be 7 feet wide (155.501.H.3) and the pedestrian pathways shall be at least 5 feet wide (155.5101.I.3).
7. Clarify on the site plan if a permanent fence is being proposed on the ground floor. Provide the height of the fence if proposed. No fence or wall within a front yard or a street side yard shall exceed a height of four feet, provided that a fence or wall in a street side yard may be up to six feet in height if set back at least four feet from the street side lot line. Fence posts, including decorative finials, may extend up to six inches above the maximum fence height. (155.5302.D.2).
8. Label all elements on the site plan including but not limited to awnings, canopies, pedestrian walkways, screen walls, fencing etc.
9. Make a note on the site plan that the parking will be double striped.
10. Label all elements on the roof plan. Clarify what the area that appear to be rooms are used for. Note that space on the roof beyond the maximum height of 34 feet is not permitted to be used as useable space such as a roof top terrace, etc.
11. Trees must be at least 15' from any light pole (155.5203.B.2.g.i.c). Identify this 15' distance on the photometrics plan or landscape plan.
12. The Multifamily Residential Design Standards require the below details (155.5601.C.3). Provide a narrative as to how these standards are being addressed.
 - a. facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.
 - b. Wall offsets shall have a minimum depth of two feet.
 - c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:
 - i. A recessed entrance;
 - ii. A covered porch;
 - iii. Pillars, posts, or columns adjacent to the doorway;
 - iv. One or more bay windows projecting at least twelve inches from the facade plane;
 - v. Eaves projecting at least six inches from the facade plane;
 - vi. Raised corniced parapets over the entrance door;
 - vii. Multiple windows with a minimum four-inch-wide trim; or
 - viii. Integrated planters that incorporate landscaped areas or places for sitting.
13. Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.
14. A utility easement agreement must be obtained prior to building permit approval for the concrete located in the north, east, and south easements.
15. Provide a detail of the dumpster enclosure. The enclosure must meet the requirements of code section 155.5301.C.
16. Provide the total square footage of all non-living pervious areas (mulch, rock, etc.). The total non-living pervious area shall not exceed 15% of the total pervious area provided.
17. Provide a detail of the bars covering the parking garage openings and show what will be visible inside. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All

openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting (155.5605.C.1.b).

SOLID WASTE AND RECYCLING

Beth Dubow | beth.dubow@copbfl.com

Review Complete Pending Development Order

The Solid Waste Department Director and plans reviewer met with the applicant and architect for this project and have decided to allow the project to move forward with the following provision:

1. Ensure the garbage trucks have enough room to service the site without blocking the driveway to this or the adjacent properties.

NOTE: Please specify if these residences are rental or condominium units. Rental property is considered commercial with respect to garbage collection.

NOTE: Owner of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D) (1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concern