



Legislation Details (With Text)

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File created: 6/20/2024 **In control:** Development Review Committee
On agenda: 7/3/2024 **Final action:**
Title: 872 MCNAB HOTEL
Sponsors:
Indexes:
Code sections:
Attachments: 1. DRC Drawings_07-03-2024.zip, 2. DRC Documents_07-03-2024.zip

Date	Ver.	Action By	Action	Result
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DEVELOPMENT REVIEW COMMITTEE
Meeting Date: JULY 3, 2024

872 MCNAB HOTEL

Request: Major Site Plan
P&Z# 23-12000045
Owner: ACG PB LLC
Project Location: 872 McNab Road
Folio Number: 494212320010
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 1 (Andrea McGee)
Agent: Rahil Sanghvi (jaxhotel2020@gmail.com / 909-538-2321)
Project Planner: Lauren Gratzner (lauren.gratzner@copbfl.com / 954-545-7792)

Summary:

The applicant is requesting MAJOR SITE PLAN and BUILDING DESIGN approval in order to construct a new 67-room condo hotel.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Authorized with Conditions

1. Land use for this parcel is Commercial (C). The Applicant is requesting to construct a 67-room condo hotel (four-story, 36,275 square feet) and associated parking. The proposed commercial use is listed as a permitted principal use in this land use category as “Hotel, motel, time shares and similar lodging.”
2. The site is platted (Parcels A of Croatian American Social Club) and recorded in the Broward County Records (PB 175, Pg 196). This Plat is currently in process for a Plat Note Amendment for the subject development (PZ23-14000002), as the current plat restricts the site to 5000 square feet of commercial development. Provide the recorded amendment when processed, or the approval of the amended plat note will be a condition of approval for the site plan development order.
3. The property abuts E McNab Rd / SE 15 St. The survey indicates that there is an existing 40 feet of right-of-way measured to an assumed “centerline” of the road, and the total width of the right-of-way is required to be 80 feet. This portion of McNab Rd / SE 15 St is not on the Broward County Trafficways Plan. No additional right-of-way is required to comply with the requirements in Chapter 100, Code of Ordinances.
4. Pompano has available raw water withdrawal as well as water and wastewater treatment plant capacity to serve the proposed development.

ZONING

Lauren Gratzer | lauren.gratzer@copbfl.com

Pending Resubmittal

1. This is being reviewed as a major site plan with building design.
2. Provide the recorded plat note amendment that revises the restrictive note on the plat and allows the hotel use.
3. The applicant provided a narrative with a “list of adjustments requested”. Revise this list after discussions with Staff at the DRC meeting. Some of these do not apply to this project, such as the walking distance between shared or off-site parking....this project doesn’t propose shared or off-site parking. Additionally, some of the landscape items may be able to meet code requirements pending discussions with the Urban Forester. Any other requests for a variance or administrative adjustment must be able to meet the standards of the request.
4. The proposed number of parking spaces (56) is not meeting the requested parking reduction of 15% for being near a bus stop (57 spaces). The proposed parking is a reduction of 16.42% and therefore exceeds the minimum that can be approved for this request. The applicant shall revise the site plan to add in at least one more parking space OR apply for either a Variance from the ZBA or a Major Administrative Adjustment from the PZB. A Minor Administrative Adjustment only allows for a 10% reduction, which

is not sufficient for this request.

5. On the site plan data table provide the note that the required rear yard setback is 30' and state "Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft". This additional setback requirement is also required for the interior side yard setback. Note this as well on the chart. The current proposed building height is above 50' and does not provide these required setbacks. Revise the portion above 50' to be setback at least 2' per this code requirement.
6. Nonresidential uses shall provide stacking between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 155.5101.G.8.b: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways. There shall be at least 50' from the front property line to the beginning of the first parking space. The applicant shall either revise the plans OR may submit for either a Variance from the ZBA or a Major Administrative Adjustment from the PZB.
7. Remove the dotted lines in the first four parking spaces, on the east and west sides of the entrance, that represents the required stacking distance. This is not necessary to call out as the proposed 35' stacking is being called out and the extra lines clutter the site plan.
8. The proposed public sidewalk within the ROW does not match the existing sidewalk layout. Provide a call out on the site plan for the "new sidewalk" and identify the width of the sidewalk.
9. The "provided" lot area listed on the site plan data table is inaccurate. It should be listed as 33,600 SF (160' x 210'). Revise.
10. On the site plan provide the ROW distance from the north property line to the centerline of the McNab road. This should match the survey (40').
11. Landscaping elements shall be provided around the base of all free-standing signs in accordance with Code Section 156.04.C.4. Call out the monument sign on the landscape plan and illustrate the following requirement: The landscaping shall consist of native vegetation and an irrigation plan. The dimensions of the landscaping shall extend at least three feet in all directions from the base of the sign. The landscaping's location shall not obscure the address of the building listed on the sign.
12. The site plan data table, as well as the drawing, identifies 3 compact parking spaces. However, only one space is called out as less than 9' wide. Correctly identify the width of the compact parking spaces within the garage, measuring to the inside of the poles.
13. Provide a side note on the site plan, outside of the drawing, stating the 20' alley way has been abandoned per ORD 2023-71 and remove this dotted line/call out from the drawing itself in order to reduce unnecessary and confusing lines.
14. Provide the actual lot coverage square footage number, in addition to the percentage, on the site plan data table. The lot coverage should be the total footprint of all roofed structures. Additionally, provide the pervious area square footage number on the data table.
15. On the site plan data table include the provided setback for both the east and west sides, calling each one out on the chart.
16. On the site plan data table remove the irrelevant information: the street side setback, the waterway setback, the dune setback, and the accessory structure setbacks as these do not apply to this project.
17. On the elevations, call out all roof top structures. It is unclear what these are proposed to be.
18. Call out the 0.0' grade position on the elevations.
19. The north elevations are not illustrating the staircase bump out in the northwest corner. Show all proposed building elements on the elevations.
20. Clarify the purpose of the 6' security fence on the south façade. Is this covered or open air? Show it on the elevations.
21. Remove the wheel stops from the plans. All exterior parking spaces shall have a continuous curb, not wheel stops (155.5102.C.9). Provide a continuous curb for the exterior parking spaces nearest to the building. Remove the wheel stop detail from sheet C-6.

22. The parking spaces shall be measured 16' from the edge of the stall to the curb with a 2' overhang beyond the curb for a total length of 18 feet (155.5102.I.1). Revise the site plan to demonstrate this. Note that the 2' overhang area shall not count towards the minimum pervious requirements of the site or the minimum required sidewalk width (155.5102.C.9). Revise the pervious calculations as necessary.
23. Call out the required 2' overhang for all exterior parking spaces with a dotted line.
24. Revise the parking chart to state the appropriate required parking formula per table 155.5102.D.1: "1 space per lodging unit without a separate bedroom". It is unclear what "1 per GR" means.
25. On the site plan, increase the width of the interior sidewalks. These shall be at least 7' wide (155.5101.I.3).
26. Provide a note on the roof plan or the elevations stating the roof top mechanical equipment screening will be equal to or higher than the equipment itself (155.5301.A.1.a.i).
27. Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Identify the 15' radius around each proposed light pole on the landscape plan.
28. The north, south, and west sides of the property shall have a 10' Vehicular Use Area (VUA) perimeter buffer (155.5203.D.3.c). Increase the south and west landscape buffers from 7.6' to 10'. This reduction is more than 30% and would require approval of a Variance from the ZBA.
29. The landscape islands are required to be at least 8' wide, measured inside of the curbing (green space). Revise the site plan to show this dimension on all landscape islands. The site plan currently measures them from outside of the curbing. Not all landscape islands meet this requirement, revise or seek a variance. An administrative adjustment is not applicable to this request.
30. Landscape islands shall be at each end of a parking row. Revise the site plan to include a landscape island on the south side of the dumpster.
31. Sheet C-1 has the wrong number of hotel rooms listed on the image of the building. Revise. Also remove the wheel stops from this sheet.
32. The site plan calls out a "6' semi-opaque screen fence' proposed along the south property line. Provide a detail of what this looks like. If this is a temporary construction fence, remove the note from the site plan. Fences or walls made of debris, junk, rolled plastic, sheet metal, plywood, or waste materials are prohibited in all zoning districts (155.5302.G.3).
33. It is not clear what the parking garage exit on the north façade will look like. Please provide real life images of what is being proposed. Staff suggests revising this door to be more aesthetically pleasing as it is a major focal point of this front, street-facing façade. The Architectural Appearance Committee (AAC) may have concerns about the design of this front façade.
34. Nonresidential must achieve at least 12 points from Table 155.5802: Sustainable Development Options and Points. The use of LED light fixtures is a not sufficient method to obtain the required sustainability points as these are standard practices and does not promote sustainability of the site. Please revise your narrative and choose another option to obtain the full 12 points required. One "other" option can include the use of EV chargers on site in order to obtain these points.
35. The following items shall be submitted prior to building permit approval:
 - a. Provide a Declaration of Condominium outlining how the operation/management of this building will occur. The following must be included in this document per Code Section 155.4225.A: Lodging units shall not be occupied by their owner(s) for more than 30 consecutive days and no more than a total of 180 days in any consecutive 12 month period. The restriction on owner-occupation shall be included in the Declaration of Condominium. A unified management operation plan shall be required as an integral part of the condo hotel facility for rental activities, including a uniform key entry service, customary daily maid services, back of house services, and other hospitality services. The management operation plan shall be included in the Declaration of Condominium.
 - b. A utility easement form shall be submitted at time of building permit for the construction of the parking spaces within the easement along the west and south sides of the property, the drive aisle

through the 24' utility easement in the middle of the property, and the pavement along the north side.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Pending Resubmittal

1. Comment response sheet is vague and does not appear to capture all the comments and staff is not clear on what Acknowledged means towards addressing comments.
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
3. 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.
4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.
5. Provide methodology for tree values as some numbers appear low
6. 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.
7. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
8. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang and include sod, shrubs and trees. Add an additional large canopy tree in this VUA perimeter strip on the West side.
9. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
10. Verify availability of proposed plant species as many of them are outside the range of what is currently available. Coccoloba diversifolia and Conocarpus erectus 'sericeus' @ 16' Florida Grade #1. Show Ligustrums at 10' tall minimums.

11. Propose an alternate tree species to Dahoon, East Palatka or Tabebuia heterophyllas are an option.
12. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. South perimeter as part of Type B Buffer.
13. As per 155.5203.F., Provide a detail for the Type B buffer on the rear property line (South) and label whether it's option one or option two. Proposed existing large canopy trees and Sabals to remain beneath OHW shall be removed and replaced with understory trees @ 2:1.
14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. If less than 24' is being proposed then proceed with landscape design per the criteria below.
15. 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.
16. Show how requirements as per 155.5203.E., Building Base Plantings are being met along McNab Rd.
17. 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).
18. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation, at bother ends of the parking rows south side. South of dumpster. Scoot north end island Oaks closed to the last parking stall.
19. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet, south of entrance.
20. 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. Please provide the sheet name and number.

21. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C
22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
23. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.
24. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.
25. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.
26. Provide note that plant spacing shall supersede plant quantity to fill the bed.
27. Remove gallon sizes from plant list.
28. Show sod on the plan
29. 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. Washingtonia's or Sabals.
30. As per 155.5204.F.3.d; 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.
31. All tree work will require permitting by a registered Broward County Tree Trimmer.
32. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
33. Additional comments may be rendered a time of resubmittal.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Authorized with Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Pending Resubmittal

THERE IS A CITY OF POMPANO BEACH MCNAB ROAD STREET SCAPE GO BOND PROJECT THAT IS IN THE FINAL STAGES OF DESIGN. PLEASE CONTACT MATTHEW FURSETZER Matthew.Fursetzer@kimley-horn.com TO COORDINATE YOUR PLANS WITH THE STREET SCAPE PLANS SO THAT THERE ARE NO CONFLICTS.

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

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project. Show this existing meter on civil plan sheet 021 C-2
5. Plan sheet 021 C-2 needs to show a fire only meter at the property line before the DDCV
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. What is the purpose of the turf block pavers on plan sheet 020 C-1?? Submit a construction detail for the turf block pavers.
9. 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

10. Please note on civil plan sheet 021 C-2

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

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

UTILITIES

Nathaniel Watson | Nathaniel.Watson@copbfl.com

Status

Comments not provided as of 6/24/24. Please contact Nathaniel Watson directly for comments.

BSO

Anthony Russo | Anthony_Russo@sheriff.org

Pending Resubmittal

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

Reviewer: BSO Deputy P. Noble for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Text & Email; No Voicemail)

Tuesday - Friday; 8 AM - 3 PM

patrick_noble@sheriff.org

M-(954) 709-7006 (Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 3 PM

***** ATTENTION *****

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

A. * CPTED / SECURITY CONSULTANT *****

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

Initials _____

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 _____

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 _____

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 _____

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 _____

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 _____

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 _____

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 _____

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 _____

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 _____

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: _____

PRINT FULL NAME: _____

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

A. Natural Surveillance (Landscaping)

1.) Maintain an 8' - feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

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."

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 use, etc.

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.

2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer

(door scope / peephole).

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

3.) Designated ADA access ramps are to utilize see through type fence railing for improved natural surveillance.

Purpose: Solid walls &/or other raised/ elevated obstructive design element features for 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.

4.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

A3. Electronic Surveillance - Security Strengthening

*** ATTENTION ***

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

1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

Goal: Placement of monitors in strategic locations is to increase valuable surveillance and expedite reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.

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.

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.

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

4.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

5.) 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.

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.

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.

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

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

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:

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.

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.

- 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.
- 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- 6.) Dumpster areas must be secured with Access Control and video surveillance.
- 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.

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.
- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- 3.) A surveillance camera must monitor the office key storage area.
- 4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

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

- 1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

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

4.) (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)

5.) (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.

6.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

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

8.) (For Enclosed Parking Garages) Any ground & second level “window” openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

9.) (Enclosed Parking Garages) Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light / Emergency Call System and surrounding area must be under video surveillance.

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

8.) 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.

9.) 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.

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.

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.

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

E. Activity Support - Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

3.) 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.

4.) 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.

BUILDING DIVISION

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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.

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.

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.

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

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.

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)

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.

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.

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.

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.

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.

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.

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.

6. 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.

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

8. 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, ...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.

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

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

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

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

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).