



Legislation Text

File #: LN-540, Version: 1

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: NOVEMBER 15, 2023

JAY’S TOWNHOMES

Request: Minor Site Plan
P&Z# 23-12000026
Owner: J F Remodeling Inc.
Project Location: 1501, 1503, 1505 NW 19 Ave
Folio Number: 484227000780
Land Use Designation: LM (Low-Medium 5-10 DU/AC)
Zoning District: RM-12 (Multiple-Family Residence 12)
Commission District: 4 (Beverly Perkins)
Agent: Nelly Marott (extremeconstructiongroup@live.com)
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting minor site plan approval for three townhomes.

Staff Conditions:

ENVIRONMENTAL SERVICES

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Pending Resubmittal

Environmental Services Comments

Project Name: Jay’s Townhomes

Address: 1501-1505 NW 19th Avenue

P&Z#: 23-12000026

Review: 10/25/2023

DRC Meeting: 11/16/2023

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. Townhouse residents will be responsible for bringing their garbage to dumpster enclosure. No containers will be given to individual units.

2. Provide a minimum of 40 linear feet between the dumpster enclosure and the driveway.

a. Dumpster should be placed so as to allow a garbage truck access and enough room to service the container without being in the roadway.

b. Additionally, the truck cannot back up into the roadway after collecting the garbage.

3. Please specify if these townhouses will be individually owned or used as rental units.

NOTE: Additional safety precautions (such as pavement markings, no parking signs, and convex mirrors) should be utilized/installed adjacent to the dumpster enclosure.

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: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022). Rental properties are considered commercial for garbage collection purposes.

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 (Coastal Waste & Recycling 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 concerns regarding this review.

FIRE DEPARTMENT

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

Status: Pending Resubmittal

() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

() Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

() 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.

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Pending Resubmittal

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.
3. Please submit a sedimentation and erosion control plan. Please correct.
4. Please submit a site/civil plan signed & sealed by a state of Florida licensed engineer that details the location of existing public water and sewer infrastructure to be utilized for the subject development. The submittal does not show how the services are to be connected to the development. Please correct.
5. Please indicate on the forthcoming site/civil plan for Water & Sewer services the total site water consumption in (GPD) gallons per day.
6. Please indicate on the forthcoming site/civil plan for Water & Sewer services the total wastewater discharge from the site in (GPD) gallons per day.
7. Please note that NW 19th avenue has no City owned utility infrastructure along the private roadway. Any proposed utility infrastructure must be shown as private with a point of service water and sewer connection located along NW 15th Street just behind the recorded property line. Please correct.

ENGINEERING

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

Status: Pending Resubmittal

10-24-23

23-12000026

Pre-Application review 10--23 david.mcgirr@copbfl.com 954-786-5514

Jay's Townhomes NW 15 St. and NW 19 Ave.

1. A 30' feet right-of-way dedication will be required.
2. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface

Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
5. Submit / upload civil plans. (separate PGD from the water and sewer) Plans need to show details and specifics and properly delineate the adjacent City mains, sizes or connection size and characteristics. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com
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. With the proposed construction please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.
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. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.
11. NW 15 St. is Broward County right-of-way. Any work within this right-of-way will require a Broward County Highway Construction and Engineering Division permit or exemption.
12. There are no existing utilities (water and sewer) on NW 19 Ave. Our Utilities div. might require you to bring utilities from NW 15 St. down NW 19 Ave. to the north end of your project.

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. **

LANDSCAPING

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

Status: Pending Resubmittal

10.31.23

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203
3. Submitted survey is not signed, dated, or sealed, correct
4. 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.
5. 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.
6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.
8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 12.5' 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.
9. 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.
10. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
11. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.
12. 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).

13. 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.

14. 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.

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

16. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

17. 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

18. Provide an additional tree species to the plant list.

19. Show sod on the plan and in the plant list

20. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Including the ROW swale area.

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

22. Provide a mechanical equipment screening detail.

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

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

25. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

26. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

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

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

29. Additional comments may be rendered a time of resubmittal.

PLANNING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Pending Resubmittal

Land use for this parcel is residential (LM - Low Medium / 5-10 units per acre). The proposed use listed on the site plan indicates these will be 2-

story townhomes (3 bedrooms) which is a permitted use in this land use category.

- Provide a signed/sealed survey. (legal description, property lines, location of easements/utilities, all adjacent ROW with pavement locations/dimensions, and identified center line of roads, flood zone/elevation data)
- provide lot area (pre- and post-dedication).
- The required Right-of-Way dimension for NW 19th Ave is 30 feet. The required Right-of-Way for NW 15 Street is 80 feet.
- The property is unplatted, and this area was never platted. Provide a Plat or Plat Determination Letter from the County stating that Platting is not required.
- Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.
- The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

ZONING

Plan Reviewer: Saul Umana | saul.umana@copbfl.com

Status: Pending Resubmittal

1. Provide written responses for all disciplines for the next DRC submittal
2. Provide a signed and sealed survey per comments by Planning.
3. 30-ft of ROW dedication is required. The City Attorney's office is currently drafting title of opinions for this area. Coordinate with Jean Dolan (jean.dolan@copbfl.com <<mailto:jean.dolan@copbfl.com>>) regarding the next steps for the dedication.
4. Provide the driveway width entrance measurements. 12' minimum.
5. The Site Plan along the driveway is missing the required Vehicular Use Area landscaping per Landscaping Comments. Address.
6. Parallel parking (zero degree) requires a 23' stall length. . Please refer to

1

<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38448>

7. For townhome developments, each townhome must have an individual lot with a minimum of 1,800 SF and a minimum width of 18 feet (155.3209.C). Common areas such as parking lots, drive aisles, etc. shall not be part of the individual lots. Provide a lot plan that demonstrates this (Show this on the site plan)
8. **Setbacks:** On a corner lot, the front lot line shall be the shorter of the lot lines abutting a street, unless indicated differently on a previously approved site plan. For a vacant corner lot where the lengths of the street-fronting lot lines are within 20 percent of each other, the front lot line shall be the lot line the lot owner elects to identify as the front lot line.

Meaning the front yard is the property line facing NW 15th Street and the street side is the property line facing the newly proposed NW 19th Avenue. Revise/Address.

9. A type "C" landscaping buffer is required Between a proposed industrial use and land within a non-industrial zoning district , or as required per a use-specific standard in [Article 4](#)

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262>. Please refer to the link below for specifications on the Type C Buffer.

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38821>

10. Markings

a. Except for parking areas serving single-family dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings-including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement-shall be maintained so as to be readily visible at all times.

11. Curbing

a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb.

b. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

c. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.

12. Label the guest parking spaces. 2 spaces required.

13. Trash Container - Clarify the trash enclosure details. Please note the following standards:

a. New Multifamily and Nonresidential Development

Except as otherwise provided in subsection c. below, on any multifamily and nonresidential properties, all exterior commercial containers-including, but not limited to, garbage dumpsters and compactors, cardboard receptacles and compactors, large recyclable containers, grease/oil tanks and garbage cans and carts-shall be screened from view from adjacent streets and properties in accordance with the standards in this subsection.

i. Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate.

ii. No commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

iii. The height of the screening walls and gate shall be at least six inches higher than the height of the container.

iv. Where the container is located next to a building wall, the building wall may serve as a screening wall, and the other screening walls or fences shall incorporate at least one of the primary materials or colors of the adjacent building wall.

v. The external sides of walls screening a commercial container shall have a "finished" surface (e.g.,

textured or painted) and shall be landscaped to soften their visual impact in accordance with Section [155.5302.F.3 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39060>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39060)., Fence and Wall Landscaping.

14. Mechanical Equipment - ii. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section [155.5203.B.2.f <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38613>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38613)., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened

15. Photometric Plan - Provide lightning specs details. All lightning must be shielded.

16. Design Standards - Multifamily. Provide a written response on how the project meets the following design standards. Please note that the following only applies to the facades facing the streets.

1. Building Orientation and Configuration

a. Single-Building Development

The primary entrance of a single-building multifamily residential development shall face the street, not an off-street parking lot.

3. Building Facades

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.

5. Roofs

a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.

b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof

penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

BSO

Plan Reviewer: Anthony Russo | anthony_russo@sheriff.org

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 10/20/23

Subject: CPTED and Security Strengthening Report: PZ#: 23-12000026

Address: 1501, 1503, 1505 NW 19th Av., Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

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

anthony_russo@sheriff.org

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

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 IMPORTANT *****

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

*****ATTENTION IMPORTANT*****

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

*****Note*****

DRC Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance. Please issue Comment Responses in the Affirmative such as “Will Do”, “Will Be Done” or “Will Comply”.

*****PLEASE SEE BELOW FOR CPTED & SECURITY STRENGTHENING CONDITIONS TO BE INCORPORATED INTO YOUR CPTED PLAN & REQUIRED FOR APPROVAL: *****

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

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

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.

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.

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

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

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

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

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

d. Maintain an 8'- foot 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.

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

2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

3. CPTED Lighting Standards

a. 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."

b. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

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

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

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

a. For Residential, (Homes, Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have a see-through reinforced security window or at the minimum a 180-degree wide angle door viewer (peephole). 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.

b. 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 and is easily bent/ pried to facilitate climbing through so steel is much preferred.

c. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

d. Solid walls (if any) specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

e. Solid walls (if any) that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

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

g. 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.

h. For Residential (Homes, Townhomes, Apartments, Condos, etc.) exterior yards that are enclosed with a fence should have a lockable gate to increase territoriality & to deter trespassing, theft, burglaries, etc.

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

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

b. For Residential only: 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. Safes are also strongly recommended.

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

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 the following on both the swing and pedestrian gates:

b. 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.

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

d. 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.

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

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

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

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. 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).

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

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

e. 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.

f. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / "piggybacking" by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

k. Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

l. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

8. Graffiti Maintenance - CPTED

a. 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. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

9. 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.

- a. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- b. 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.
- c. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

10. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- c. 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.
- d. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- e. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front

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

f. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Important Please Read

The CPTED Narrative in the DRC Documents folder & the CPTED Narrative in the DRC Drawing folder should be synonymous. In addition to incorporating the above stated measures onto your existing DRC CPTED Drawing Document, please also update your DRC CPTED Narrative Document to include all the same verbiage when re-submitting into the Pompano ePlan.

Building

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions

BLDG 10-18-23

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 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 manage 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. 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 elevation 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, 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 2020 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 it meets ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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

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 2020 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 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.

3. 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 a

penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to 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.

5. 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.

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 technical 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, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

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

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) this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

14. 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.

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

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

17. 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 appropriate 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.

18. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and the 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.

19. 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.

20. 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 shall 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.