



Legislation Text

File #: LN-631, Version: 1

DEVELOPMENT REVIEW COMMITTEE  
Meeting Date: JULY 17, 2024

**COPANS TRANIST OPERATIONS FACILITY**

**Request:** Major Site Plan  
**P&Z#** 24-12000005  
**Owner:** Broward County Board Of County Commissioners  
**Project Location:** 3201 W Copans Rd  
**Folio Number:** 484228070040, 484221000201, 484221000221  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Patricia Ramudo (561-702-1003 / patricia.ramudo@arcadis.com)  
**Project Planner:** Lauren Gratzer (954-786-7792 / lauren.gratzer@copbfl.com)

**Summary:**

The applicant is requesting MAJOR SITE PLAN approval in order to construct a new Broward County bus maintenance and operations facility.

**Staff Conditions:**

**PLANNING**

Jean Dolan | Jean.Dolan@copbfl.com

Approved with Conditions

1. Please clarify if Blount Road is actually dedicated right-of-way. It appears that the jurisdiction is partially Broward County (west side) and partially the City of Pompano Beach (east side). BCPA does not specify the County owned portion as ROW.

## ZONING

Lauren Gratzer | lauren.gratzer@copbfl.com

### Resubmittal Required

1. This project is being reviewed as a Major Site Plan with Building Design.
2. The three folios shall be unified as one with a Unity of Title for one development site prior to building permit approval.
3. The project narrative has a typo on the address. It says 3210 instead of 3201 W Copans Road. Revise.
4. Comment not addressed: in the site plan data table label the Front Setback as the south and call out Copans Road; call out the east property line along Blount Rd as the street side, the east property lines not abutting Blount Road shall remain as called out as an interior side.
5. Note: Any updates to the site plan data table on the master site plan shall also be corrected on the project narrative document.
6. Update the site plan data table to state the principal use classification in line 1-G.1 is “Institutional”, not industrial, as this is not considered an industrial project. The proposed use is a government facility, which is permitted in the industrial zoning district, but is inherently institutional. Additionally, remove the industrial designation next to the total building SF in box 6.
7. Update the lot coverage calculations on the site plan data table to include the covered canopy that connects the buildings. The total provided lot coverage should be the footprint of all roofed structures.
8. On the site plan data table, include the maximum height permitted is 45’.
9. Clarify what the large amount of circles on the site plan are that say “UNK”, found south of buildings 2 and 3. Is this unknown? Are they structures or outdoor storage materials? If they are underground, they can be removed from the site plan.
10. On the site plan, call out the width of all drive aisles. A one-way drive aisle shall be at least 12’ wide and a two-way drive aisle shall be at least 24’ wide.
  - a. Provide this dimension on either side of both of the guard houses.
  - b. Provide this dimension on the four sides of the drive aisles surrounding both of the bus charging parking spaces.
  - c. Provide this dimension on the main drive aisle from the south entrance up to the employee parking area.
  - d. Provide this dimension on the east side of building 1, between the up ramp and the “future phase” area.
  - e. Provide the dimensions of the drive aisle between the parking spaces directly south of building 2.
11. Comment not addressed: provide call outs for all site elements on the site plan. Clarify what the box is that is located northwest of lake 2, south of the speedtable.
12. In accordance with Code Section 155.4303.W. Outdoor Storage (as an accessory use), outdoor storage “is the keeping, in an area that is not totally and permanently enclosed on the site of a principal use, of any finished goods, material, merchandise, boats, or vehicles associated with the principal use in the same place for more than 24 hours”. The site plan calls out shipping containers located outside of buildings 2 & 3 (they are also visible from the aerials of the property) as well as proposed pallet and tire storage areas around building 1. Within the site plan data table call out the total square footage of all outdoor storage that is kept on site. The total area of accessory outdoor storage areas shall not exceed 35

- percent of the total gross floor area of the building(s) containing the principal use(s) of the lot.
13. Clearly call out all locations of outdoor storage on the site plan. A Type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and all property lines. Currently, the east and south interior property lines (not abutting the street) require a Type B buffer, surrounding the shipping containers.
  14. The parking calculations are unclear. Provide the square footages within the chart that are being used for these calculations. It seems like you are calculating too much required parking. If the wash houses and fueling stations are accessory to the main use (“Government Maintenance, Storage, or Distribution Facility” and “Professional Offices”), then there is no need for extra parking of these buildings and can be removed from the required parking. Additionally, parking reductions may not be necessary. However, if reductions are necessary a justification narrative must be submitted. This can be further discussed.
  15. The building elevations are not being measured to the top of the solar panels canopy, although this is what the note says. Revise the measurement to measure to the highest point rather than the bottom of the canopy. This measurement will exceed the 66’ height as stated on the plans, which far exceeds the maximum height requirement of this zoning district of 45’ (155.9402.G). A variance shall be submitted prior to this project moving forward to the PZB/AAC.
  16. Revise the dimensions provided for the charging station elevations to measure to the top of the structure. Clarify how tall this will be on sheet 017 G-02.
  17. Call out all roof top elements shown on the elevations. Clarify what the boxes are that hang beneath the solar panels, on the east and west elevations.
  18. Where is the mechanical equipment stored? Is it on the roof? Provide an outline of all roof top mechanical equipment and show that there will be a parapet equal to or higher than the equipment. Will A/C units or other mechanical equipment be on the ground floor? Clarify where.
  19. Provide elevations of the proposed guard houses. The overhangs of this building shall be within the required setbacks.
  20. Provide the dimensions of both guard houses on the site plan.
  21. All floor plans and elevations for buildings other than building 1 were removed from this submittal. Is the intention to no longer include the new building 5 as part of this submittal?
  22. Comment not addressed: The proposed buildings shall meet the design standards within Code Section 155.5602. Commercial, Institutional, And Mixed-Use Design Standards. This project is NOT an industrial project, as established by Article 4: Use Standards.

- a. The front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area.

- b. Offsets Required

Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.)

- b. Offset Alternatives

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and

have a height equal to at least 80 percent of the facade's height;

iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or

iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

- c. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades.
- d. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.
- e. No more than two bays of off-street surface parking may be located between the front building facade and the street it faces. This may be doubled for buildings of two or more stories.
- f. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors. Revise the overhead doors facing east.

23. Parking Garage Design Standards (155.5605):

- a. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting. Provide a rendering of what the garage will look like with the busses parked within it in order to demonstrate this compliance.
- b. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.
- c. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:
  - i. Facade articulation (i.e. wall offsets); and
  - ii. Horizontal and vertical projections; and
  - iii. Material and color variation; and
  - iv. Varied proportions of openings.
- d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure. Provide these calculations on the roof plan. The solar panels can count towards this requirement.

24. Comment not addressed: Clarify what “NRV parking spaces” stands for.

Is tandem parking for standard cars proposed in the southern “bus parking area” or are these longer spaces meant for busses or other fleet vehicles? They have a dividing line that appears to be tandem. Tandem parking is not permitted for employee/guest parking (155.5102.C.3.a.iii).

25. The site plan data table calls out the site as having 22.9% pervious area and the minimum requirement

for this site is 20%. A large portion of this 22.9% is the existing “natural area” in which is to be developed in the future. However, if this natural portion of the site is developed the overall site will not meet the minimum 20% pervious area. Staff highly recommends to incorporate more landscaping into the design of the current phase while there is an opportunity to do so in order to better plan for the future of this site.

26. Comment not addressed: All parking spaces shall have an 8’ landscape island at the beginning and end of each row. A row shall have a maximum of 10 spaces each. There are many parking spaces outside of the greyed out parking area to the west that do not meet these requirements (155.5203.D.4.b).
27. Comment not addressed: Each standard/typical off-street parking space must include a continuous curb. Wheel stops may be provided in lieu of curbing only when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA) (155.5102.C.9). Remove all wheel stops and provide a continuous curb.
28. All standard 90 degree parking spaces must be 9’x18’. Revise the parking spaces to be measured 16’ in length and call out the 2’ overhang space on the site plan, for a total length of 18’ (155.5102.I.1). The vehicular overhang area shall be no more than 2.5 feet wide and shall not be credited toward any required sidewalk or landscape areas (155.5102.C.9). Any landscaped area of sidewalk that may abut these parking spaces must be increased in order to accommodate this requirement.
29. The site plan data table includes the “green space of the parking overhangs” as part of the pervious calculations in box 8. Revise this calculation to remove this and update the total pervious provided as necessary.
30. Comment not addressed: A landscaped area at least eight feet wide shall be provided between abutting parallel parking bays. The landscaped area shall contain canopy trees spaced no more than 40 feet apart, a continuous hedge, and grass or groundcover throughout the remaining area (155.5203.D.4.c). Revise the parking spaces south of building 2.
31. Comment not addressed: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, or property. The width of the buffer shall be twenty feet in industrial developments abutting a major arterial, minor arterial, or collector street (the property lines abutting Copans and Blount Road) and be ten feet in all other developments on lots greater than 100 feet wide (the remaining property lines that abut a drive aisle or parking lot). The drive aisle along the western property line does not meet this 10’ landscape buffer requirement, nor do any of the interior side property lines. Additionally, the 20’ buffer along Blount Road is not being met. Revise the site plan to include this required buffer surrounding all Vehicular Use Areas.
32. Comment not addressed; Clarify where the proposed chain link fence stops along the southeast interior property line: The location of the proposed 8’ chain link fence is unclear on the site plan. Revise to clearly illustrate where this will be located and where it stops. Note, fences constructed of chain link fences shall be prohibited abutting an arterial or collector street designated on the Broward County Trafficways Plan, I.E. Blount Road and Copans Road (155.5302.G).
33. Provide a detail of what the 8’ clearvu transparent wall with coyote roller will look like. Why is a clear wall being proposed?
34. Note: all signage will be reviewed and approved as a separate permit. No signs shall be approved as part of the site planning process.
35. Individual monument signs shall not be located within a utility easement. Move the monument sign along Copans road outside of the easement. Additionally, all monument signs shall have landscaping surrounding them in accordance with code section 156.04.C.4: “Free-standing signs shall provide landscaping around the base of the sign. 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”. Show this on the landscape plan or put it on the wall like the other entrance.

36. The applicant shall provide evidence of compliance with the requested sustainability points, by time of building permit approval.
37. The maximum permitted light pole permitted is 30', per Code Section 155.5401.D. Revise the light pole detail to reduce the height from 40' tall.
38. On the photometric plan, color code in red or otherwise highlight all light poles. It is unclear where they are being proposed or if any are existing.
39. All light poles must be at least 15' from any trees. Provide this 15' radius around the light poles, on the landscape plan.
40. The narrative outlining the administrative adjustment requests is unclear as to what you are requesting for this section. Clarify if the desired administrative adjustments would fall into the major or minor classification and clarify what percentage adjustment is being requested based on the code. Please note, that this project is asking for a large amount of deviations and justification per the code is required. Staff may not support so many requests.

## LANDSCAPE REVIEW

Mark Brumet | Mark.Brumet@copbfl.com

### Resubmittal Required

7/2/24 Previous comments from 2/26/24 Pre-App review below.

1. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. Provide note on the site and landscape plans: All overhead utilities shall be buried for this project.

5. Pursuant to Code Section 155.5204.D.4: Tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each tree at time of permitting.

8. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): Based on the height of the new building, half of all required canopy trees are to be 14', 16' tall and palms to be 18", 22' OA. Adjust the heights on the plant list in accordance with the referenced code section based on building heights, and clarify how this was met.

9. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan.

14. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.
15. Pursuant to Code Section 155.5203.D.1.a & 155.5203.D.2.a: Provide VUA requirements in accordance with the referenced code sections.
16. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures.
17. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway.
18. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 20' foot wide perimeter landscaping strip requirements at NE perimeter and south perimeter in accordance with the referenced code sections. \*This is to be a clear measurement not to include vehicular overhang.
19. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements along west, east and north sides of the property in accordance with the referenced code sections. \*This is to be a clear measurement not to include vehicular overhang.
20. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide required landscape areas based on building height in accordance with the referenced code sections. Clearly label measurements on the plans.
21. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section.
22. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.
23. Pursuant to Code Section 155.5203.D.4.c: Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section.
24. Pursuant to Code Section 155.5203.D.4.a.i: Provide interior landscape requirements equal to 15% of the total VUA, and provide this information in a data table format on the landscape plan in accordance with the referenced code section. Based on comment response provided, staff is unable to verify. Provide a separate sheet or update an existing sheet to show where this was met.
25. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section.
26. Pursuant to Code Section 155.5301.C.1.a: Show the location of the dumpster on all plans, and provide a dumpster detail including hedges in accordance with the referenced code section.
31. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead

wires dictate otherwise.

34. Staff recommends the use of 70/30 soil mix ratio for native plant material as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive. Clarify where this is noted.
41. Provide a note on the Landscape Plan stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reuse water is going to be used.
46. Provide bubblers for all new tree/palm installations and relocations until establishment. Add note to sheet L3.0.
48. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.
50. 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. Add note to sheet L3.0.
60. Provide approximate square feet for sod.
66. Tree relocation contractor shall be the same contractor qualifying the Tree permit Application. Correct and clarify the note on sheet TM1.5 under Tree relocation Process.
67. Provide relocation warranty period note on TM1.5.
69. All parking lot islands with proposed palms, medium and understory trees shall be changed to large canopy species.
70. Clarify what is proposed on the L3.3 Bus Parking area as plans appear incomplete.
71. Provide dimensions for all hardscape and landscape areas on the landscape plan.
75. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

New Comments 7/2/24

1. Files are mis-labeled; example Copans 1-4 files are Arborist Reports and photo pages. Rename files so staff can know what each document or plan is for.
2. Arborist photo pages do not correlate to the tree list as the photo pages do not provide tree numbers.
3. Provide CT for proposed Thrinax in plant list.
4. 14' tall trees shall have a minimum of 3" caliper; correct plant list.
5. Remove duplicate L3.4 from the submittal.
6. Complete verification note on TM1.5.

7. Tabebuia caraiba is a medium class tree, not an understory. Replace with an understory species such as Crape Myrtle or Simpson Stopper.
8. Green Buttonwood are large canopy trees, and Pink Tabebuia are medium class trees. Swap them in the plant list.
9. Trees identified with a condition rating less than 50% shall be identified to be removed and mitigated per code section 155.5204.
10. Based on outdoor storage proposed on sheet MSP1.1 south side of building 1, provide required Type B Perimeter Buffer on East and South sides per 155.5203.F.3. and provide a cross section detail.

Note: Additional comments may be rendered upon re-submittal.

## **FIRE DEPARTMENT**

Jim Galloway | Jim.Galloway@copbfl.com

### **Resubmittal Required**

1. Not able to locate fire protection report. Will need to discuss proceeding with independent review.

## **ENGINEERING DEPARTMENT**

David McGirr | David.McGirr@copbfl.com

### **Resubmittal Required**

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. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.
3. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.
4. Prior to the approval of the City Engineering division, the Citys Planning and Zoning Division must approve these plans.
5. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit

or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

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. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system and sewer lift station shown on the civil engineering plans.
9. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system and sewer lift station shown on the civil engineering plans.
10. Submit / upload a Engineering permit application and contract or schedule of values for all the proposed on-site paving and curbing. At time of permitting.
11. 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 7/9/24. Please contact Nathaniel Watson directly for Utility comments.

## BSO

Anthony Russo | Anthony\_Russo@sheriff.org

### Resubmittal Required

Development Review Committee Date Reviewed: 07-02-24 Subject: CPTED and Security  
Strengthening Report: PZ#: 24-12000005 Name: Copan's Transit Operations Facility Address / Folio:  
3201 W. Copan's Rd., Pompano Beach, FL Type: Major Site Plan 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 A.

\*\*\* 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. B. \*\*\*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. C. \*\*\* 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. D. \*\*\* 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. E. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\* Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. \*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: \*\*\* A. 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. 2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. 3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see through design. A2. 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.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. B. Access Control - Security Strengthening 1.) 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 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 (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. C. Territorial Reinforcements - Security Strengthening 1.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking 1.) 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. Possible solutions would be a secondary control arm &/or incorporating traffic calming devices ie: speed humps, rumble strips, changes in pavement, etc. 2.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways. D. Activity Support - Security Strengthening 1.) Locate the Blue Light Call Assistance System or an equivalent Emergency Call System along designated pedestrian recreational paths to request immediate emergency assistance in potentially remote &/or difficult to access areas. 2.) Install Panic Duress Alarm System inside both guard houses & provide a portable Panic Duress Alarm Activator for any mobile guards actively patrolling the site. Purpose: To provide the on-site private security detail to call for immediate emergency aid should there be a security breach &/or any crimes in progress such as robberies, assaults, active killer, etc. **\*\*Please Note\*\*** The above stated conditions must be added onto your existing CPTED & Security Strengthening Narrative. Additionally, the above stated conditions along with your existing CPTED & Security Strengthening Narrative must be placed onto your primary CPTED Drawing Diagram. The purpose is to ensure that both your CPTED Narrative & Drawing Diagram are synonymous.

## **BUILDING DIVISION**

Todd Stricker | Todd.Stricker@copbfl.com

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) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). 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 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 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\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted. 3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 8. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. 9. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. 10. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. 11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1). 12.

FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 13. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. 14. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. 15. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. 16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. 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. 17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. 18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. 19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5. 20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. 21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. 22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. 23. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. 24. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. 25. FBC\_BCA 110.8.5.4 All plans for the building which are

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

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).