

August 28, 2024

To:

Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060

Regarding:

Power Petroleum HQ
DRC Review Comments
P&Z: 22-12000026
File #: LN-485

Planning Comment Response

1. Provide a platting determination letter from Broward County Planning Council, confirming whether or not platting would be required for this prior to development.

Plat application PZ23-14000018 was approved by the Planning & Zoning Board on 7/24/24 and is tentatively scheduled to be on the 9/10/24 Agenda for City Commission consideration.

2. Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). Warehouses & offices (as noted on the site plan) are listed as permitted uses in this zoning district; the project proposes a 12,485 square feet building).

Understood.

3. Broward County Trafficways Plan requires a minimum of 110 feet on Andrews Avenue; the survey indicates that there is approximately 60 feet to the center line of the road & thus no additional dedications are required.

Understood.

4. The city has sufficient capacity to accommodate the proposal.

Understood.

Zoning Comment Response

1. Copy the Intensity and Dimensional Standards Table for the General Industrial (I-1) designated zones. See Sec. 155.3402.C. Include all the standards listed, remove any other standards not

included in the table. Provide the required values of the Code and those reflecting the proposed building design.

Please see the revised zoning information chart on sheet SP101 copying Sec. 155.3402.C.

2. Provide a separate plan showing the proposed pervious area and total calculation.

Please see the "Proposed Area Diagram" on sheet G101 showing the proposed pervious area and the total lot area calculations.

3. Access from a secondary street is preferred than from an arterial street. See Sec. 155.5101.G.3.a Access and Circulation - Limitation on Direct Access Along Arterial and Collector Streets.

Access from SW 2nd Street is prohibited by Broward County due to proximity to the intersection. Only fire apparatus access is proposed on 2nd. Due to this, access from South Andrews Avenue is to be maintained and has been accepted by the County.

4. The proposed north driveway access is too close to the corner of the block. In addition, the interior traffic direction shown in the plan may conflict with the traffic light and vehicular circulation along Andrews Avenue. It is also in conflict with pedestrian circulation. The proposed driveway is too close to the pedestrian waiting and crossing area. Sec. 155.5101.G.5 General Accessway Layout and Design. Florida DOT approval is required. Provide status of the response from FDOT.

Please see the revised site plan on sheet G102 and SP101 showing only fire apparatus access on SW 2nd Street.

5. Sec. 155.5101.I.1.b. Access and Circulation - Sidewalks required. Extend the sidewalk along SW 2nd Street, which is the front of the parcel (North property line).

Please see the revised site plan showing the extended sidewalk on SW 2nd Street.

6. Show compliance with Sec. 155.5101.I.3.a General Walkway Standard. Show width dimension of the proposed sidewalk. It must be 5 feet wide minimum.

Please see the revised sidewalk showing the required sidewalk dimension.

7. Sec. 155.5101.I.3.iii. General Walkway Layout and Design - General Walkway Standard requires the provision of adequate lighting for security and safety. No lighting plan/information was provided.

Please see revised sheet "023 L1 Photometric Plan.pdf" for the lighting plan.

8. Sec. 155.5102.C.8 General Standards for Off-Street Parking and Loading Areas-Landscaping, requires the provision of landscaping to the Vehicle Use Area (VUA). Revise, provide calculation and comply.

Please see revised sheet G101, "VUA Diagram" showing the calculations requested.

9. Provide a Continuous curbing as required by Sec. 155. 5102.C.9 General Standards for Off-Street Parking and Loading Areas - Curbing. Remove the proposed wheel stoppers, extend the landscaping area 24 to 30 inches along the parking, providing an overhang area, reducing the paving area square footage. Revise and comply.

Please see the revised site plan showing the removed wheel stops and extended landscaping as per comment. A continuous curbing has been provided.

10. Provide bicycle racks for at least 12 bicycles (4 per each 10 vehicular parking spaces) as required by Sec. 155.5102.L Bicycle Parking facilities.

Please see the revised site plan showing the required bicycle parking and calculations within the zoning table.

11. Provide a detail drawing of the bicycle racks, including dimensions and illustrate how the bicycles will be parked.

Please see sheet SP501 for the "Bicycle Parking Detail".

12. The proposed loading berth is 15'x30'. The Code requires loading berth to be min. 12'x55'. Sec. 155.5102.M.1 Minimum Number of Off-street loading berths (1 loading berth required).

The proposed project is 9,627 sf of office space and 2,519 sf of warehouse space. Using these figures, it is our understanding that we are below the threshold for a required loading berth. However, we have included a 53'-0" x 13'-4" loading berth for convenience. Although it is slightly shorter than the minimum size, pursuant to 155.5102.M.2, the characteristics of this particular development do not warrant a full-sized berth.

13. Provide detail drawings and specification regarding the proposed screening provided for the mechanical equipment located on the roof Sec. 155.5301.A.1.a.ii. New Development Screening Standards.

The screening proposed will be mill finished aluminum louvers. Exact size and dimensions will be contingent on future HVAC design. A typical detail can be found on sheet SP503.

14. Provide a lighting plan as required by Sec. 155.5401.

Please see the attached lighting plan, named “023 L1 Photometric Plan.pdf”

15. Review Sec. 155.5603 Industrial Design Standards. Provide a narrative explaining how the project meets the requirements listed in the provision such as:

- E. Façade Articulation: (Wall plane, Horizontal articulation; Vertical Articulation; Roof Line Variation)
- F. Entrance,
- G. Building Façade Materials

155.5603.E – Façade Articulation – The building is horizontally articulated through changes in relief, texture, and voids in the façade. The most prominent of these features are the horizontal fluting towards the south of the building, the entry tunnel mid-building, and the vertical stair offset defining the main entrance to the lobby. All these articulations occur in intervals well below 100’ in length

It is further articulated vertically by overhangs, and variation in fenestration. These articulations occur at intervals less than 30’ in height.

155.5603.F – Entrance – The building’s main entrance is within a covered entrance courtyard. 5 design elements from the prescribed list, where only 1 is required, have been utilized and are as follows:

- a. Portico
- b. Roof overhang
- c. Horizontal recess
- f. Outside patio
- l. Integrated planters or wing walls that incorporate landscaped area or seating areas

155.5603.G – Building Façade Materials – All facades of the proposed building shall be finished with painted stucco, aluminum reglets, and glazing.

16. Provide the required Vehicular Use Area Landscaping as required by Sec. 155.5203.D. Vehicular Use Area Landscaping.

Please see the VUA Diagram on sheet G101. A superior landscape design has been provided.

We wish to seek a reduction in the Landscaping between vehicular use areas at the southern portion of the building (warehouse area) pursuant to clause 155.5203.D.5c. One segment at this area requires 23' of landscaping per the code, the other 15.5'. We are providing 13' exceeding the 50% threshold for this modification, and we are providing over double the required landscaping. The building has also been sited closer towards the street in accordance with design recommendations. Thus, there is no vehicular use area at the front of the property facing the right of way.

17. Review Sec. 155.5203.D.5. Landscaping between Vehicular Use Areas and Buildings and comply as needed.

a. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building façade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.

Please see the VUA Diagram on sheet G101. A superior landscape design has been provided.

Building Comment Response

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.

Ok.

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.

There is no demolition proposed. This is a vacant lot.

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.

Understood.

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.

Understood.

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.

Understood.

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.

Understood.

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.

Understood.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

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.

Understood.

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.

Understood.

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.

Understood.

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).

Understood.

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.

Understood.

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 to be completed and submitted for approval.

Understood.

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.

Understood.

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.

Understood.

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.

Understood.

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.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

Please refer to the parking information provided on the zoning table on sheet SP101.

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.

Understood. Please see the parking calculations on sheet SP101.

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.

Understood.

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

Understood.

21. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent were located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Understood.

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

such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Understood.

23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at the 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.

Understood.

24. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record.

Understood.

Environmental Comment Response

1. Ensure adequate height clearance (MIN of 15 feet), access, and maneuverability for trash collection vehicles are provided.

15' has been provided as a minimum clearance. Please see elevations on sheet A201.

Landscape Comment Response

1. Provide evidence and notes on plans and in narrative that all overhead utilities will be buried for this project as per 155.550.

Please see note on sheet SP101 and revised narrative.

2. Provide planting plan of off parcel piece with a specimen flowering tree and irrigation and show on all the plans.

Please see sheet L-1 and IR-1 for planting plan and irrigation of the off-parcel piece.



oa

ARCHITECTURE

DRC

PZ22-12000026

10/02/2024

3. Survey appears incorrect in being it is missing the adjoining parcel piece per BCPA

The provided survey shows the parcel piece.

4. Please remove sheet L.2 tree disposition sheet.

L-2 is now our Details and Specifications sheet

5. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust

We are providing the 16' Tall canopy trees

6. Remove ranges in tree sizes of Oaks to meet the above

Sizes are spec'd at 16'

7. Please clarify trees on the east side being applied to Street Tree requirement

We are exceeding the Street tree requirements on all sides.

8. As per 155.5203.D, provide a minimum width of 20' for all parts of the property in a industrial development abutting a major arterial, minor arterial, or collector street.

A 20' landscape buffer has been provided between SW 2nd Street and the proposed VUA of the property.

9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 22' 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.

Superior landscaping is proposed with additional landscape materials between the building and VUA



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

10. 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.

We are providing all of the above

11. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection

We are no longer are proposing Medjool Palms

12. 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.

Understood. Islands are provided at the end of each row of parking with 10 spaces or more.

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

Continuous curbing is provided.

14. Please bookend the project along Andrews Ave with a flowering tree, Tabebuia caraiba may be a good choice.

The landscape has been re-designed as suggested.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

15. 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.

Irrigation plans have been provided. We are using a meter and back flow.

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

We have provided bubblers for all new trees.

17. 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

Note provided on sheet L-1

18. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any plant material is installed on site.

Note is provided on sheet L-1

19. 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.

Note provided on sheet L-2

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

Understood.

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

Provided.

22. Additional comments may be rendered at time of resubmittal.

Understood.

Engineering Comment Response

1. Submit / Upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Will be completed at time of building permit submittal.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

The FDEP Permit will be submitted as soon as possible.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

The FDEP Permit will be submitted as soon as possible.

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

Understood.

5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Understood.

6. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on Andrews Ave.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

The Broward County Highway Construction & Engineering Division Permit will be submitted as soon as possible.

7. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. The construction of NW 15 Ct. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Please see the attached detail sheets for the water and sewer connections.

8. City Engineering div. recommends NOT doing a directional bore for the gravity sewer main. But try to seek an alternate route with the gravity sewer main on SW2 St.

Understood. Per our emails with Utility, a directional bore for the gravity sewer would be ok as long as a 1% slope could be maintained. This is contingent on Broward County approval under Andrews and verifying with locates that there are no conflicts for the main. It is the client's preference to avoid having a lift station for the site. We will in the meantime investigate the gravity main on SW 2nd St/SW13th Ave if there's enough depth.

9. 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 shown on the civil engineering plans.

The BCEPGMD permit will be uploaded as soon as possible.

10. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.

The permit will be uploaded as soon as possible.

Fire Department Comment Response

1. 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.

Please see the attached FTR-1 Plan showing the existing and proposed hydrants and water mains.

2. Fire hydrant and fire sprinkler water supply must have separate water supply taps from city water supply.

Understood.

3. 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.

Understood. We will provide the flow test inspection dates when available.

4. 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 may be required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Acknowledged.

5. 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.

Understood. There are two existing hydrants nearby. One on the East side of Andrews, and one 150ft south of the property line/~391ft of the proposed hydrant onsite.

6. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Understood.

7. Proposed atrium between all three floors must meet the requirements of NFPA 101 ch38 New Business, Chapter 8 section 8.6.7 and Chapter 6 section 6.1.14.4.6

Understood. These details will be provided in the construction documents at the time of the building permit.

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

Understood.

BSO

1. Trespass, wayfinding, ground rules & other signage: territorial reinforcement and access control
 - a. Post BSO trespass sign 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.
 - b. Property rules signage language must be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property.
 - c. Way-finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

2. CPTED landscape standards / natural surveillance

- a. Maintain 2" to 2.5" foot maximum height for all hedges, bushes, low plants and ground cover.
- b. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct natural and/or electronic surveillance.

All trees 16' are specified to have an 8' CT. All plant sizes are indicated on Sheet L-1

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 alerts lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.

4. Doors, windows, overhangs, fences, etc. - security strengthening, natural surveillance and access

- a. Any existing or future fencing anywhere on the site should be cpted oriented such as metal railing " see-through" to maintain critical natural surveillance.
- b. All exterior doors must have non-removable door hinge pins and have the capacity for electronic door position witches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/or address any emergency accordingly.
- c. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

5. Burglar alarms / security alarms / safes - mechanical security strengthening.

- a. Burglar/security alarms/ safes must be installed at any property including commercial retail business and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal business identification documents, electronic files or financial information is stores. Alarms must be activated whenever business are closed or all personnel are out



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

of the building offices.

6. Dumpster & enclosure (if any): cpted, natural surveillance and security strengthening.

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

7. Parking garage & lot, and adjacent access perimeters

- a. (multi-residential or commercial only) parking spaces should be clearly and individually marked and assigned for owners/authorized guest use only.
- b. (multi-residential or commercial only) post signage in parking areas forbidding vehicles other than owner's / authorized guest to park and loiter in private parking lot.
- c. (multi-residential or commercial only) post towing sign and enforce tow away policy consistently concerning non-resident / non-authorized guest and abandoned vehicles.

8. Electronic surveillance - security strengthening.

- a. Security cameras must fully view all parking areas, building entrances and pedestrian paths or travel along the building perimeters.
- b. Any potentially vulnerable areas that cannot be observed through natural surveillance must be covered by electronic surveillance monitoring.
- c. Video surveillance at all exterior building entrances. Include an audible / video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with fob's / smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash / garage room.
- d. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.
- e. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- f. Install video surveillance of all commercial and retail business including all outdoor restaurants, outdoor seating, etc.
- g. Install video surveillance of any rooftop areas, etc.

9. Electronic surveillance - security strengthening.



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

- a. All exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. Who loiter and trespass to charge their mobile phones, etc.
- b. Install anti-vehicular impact traffic safety bollards and / or large heavy planters along front pedestrian entranceway area to prevent serious vehicle intrusion accidents / incidents.
- c. If the building 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.

CPTED Landscaping Standards

1. 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.

INITIALS

- 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.

INITIALS

2. 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.

INITIALS



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

CPTED Lighting Standards

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

INITIALS DA

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

INITIALS DA

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

INITIALS DA

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

INITIALS DA

- e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

INITIALS DA

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

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



oa

ARCHITECTURE

DRC

PZ22-12000026

10/02/2024

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.

INITIALS

DA

- 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.

INITIALS

DA

- 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.

INITIALS

DA

- d. Solid walls, 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.

INITIALS

DA

- e. Solid walls 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.

INITIALS

DA



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

2. 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:

INITIALS

DS

- 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.

INITIALS

DS

- 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.

INITIALS

DS

- 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.

INITIALS

DS

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

INITIALS

DS

3. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

- a. Describe access key control security system - general description only, avoid specific location of key storage safe.

INITIALS

DS



oa

DRC

PZ22-12000026

10/02/2024

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

INITIALS

DA

- c. A surveillance camera must monitor the office key storage area.

INITIALS

DA

- d. Management office door must have a security viewer (peephole) or reinforced security window.

INITIALS

DA

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

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

INITIALS

DA

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

INITIALS

DA

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

INITIALS

DA



oa

ARCHITECTURE
DRC

PZ22-12000026

10/02/2024

- d. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

INITIALS

PA

5. Graffiti Maintenance – CPTED

- a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with 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.

INITIALS

PA

6. Miscellaneous: CPTED & Security Strengthening

- a. 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.

INITIALS

PA

- b. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

INITIALS

PA

- 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.



oa

ARCHITECTURE

DRC

PZ22-12000026

10/02/2024

INITIALS

DA

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

INITIALS

DA

- e. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

INITIALS

DA

- f. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

INITIALS

DA

Sincerely,
Daniel Alonso, RA
daalonso@oa-arch.com
(786) 853-273