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**Chick-Fil-A Pompano Beach**  
2250 N Federal Highway  
**DRC meeting – July 19, 2021**  
**File # LN-483**  
**P&Z number: 23-12000022**

Bowman Consulting is in receipt of the Development Review Committee comments for the proposed Chick-Fil-A drive thru modifications in the City. We respectfully submit the following responses:

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## Engineering Department

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David McGirr | david.mcgirr@copbfl.com

1. No Comments

**Response: Noted.**

## Fire Department

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Jim Galloway | jim.galloway@copbfl.com

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

**Response: Noted.**

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

**Response: Noted.**

## Building Division

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Todd Stricker | todd.stricker@copbfl.com

### 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*
- *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 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. 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. 61g116.005 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).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

**Response: Advisory Comments Acknowledged.**

## Landscape Review

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Wade Collum | wade.collum@copbfl.com

Review Complete Pending Development Order

1. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: Note added to "City of Pompano Beach notes" #4 on sheet L-100.**

2. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved

**Response: Note added to "City of Pompano Beach notes" #5 on sheet L-100.**

3. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response: Note added to "City of Pompano Beach notes" #5 on sheet L-100.**

4. Please provide specifications and directives by a Registered Consulting Arborist prescribing timeline, watering, root pruning procedure and rootball size for all relocation proposed if any

**Response: Noted. See attachment.**

5. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**Response: Note added to "City of Pompano Beach notes" #7 on sheet L-100.**

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

**Response: Relocated palms called out to be irrigated with bubblers on sheet L-100.**

7. 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.

**Response: Note added to "City of Pompano Beach notes" #8 on sheet L-100.**

8. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**Response: Note added to "City of Pompano Beach notes" #6 on sheet L-100.**

9. 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.

**Response: Note added to "City of Pompano Beach notes" #3 on sheet L-100.**

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

**Response: Note added to "City of Pompano Beach notes" #9 on sheet L-100.**

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

**Response: Please see this comment response letter.**

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

**Response: Comment Acknowledged.**

## **Zoning**

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Hellena Lahens | Hellena.lahens@copbfl.com

Review Complete Pending Development Order

1. Clarify the proposed occupancy. Based on the previous approved Minor Administrative Adjustment (PZ21-16000015), the proposed occupancy was 112 persons. The new site plan shows 104 persons. Show on floor plan where the occupancy area was reduced.

**Response: As discussed with Hellena, please see the revised site plan that shows 104 occupancy breakdowns based on the life safety plan for the restaurant.**

2. Based on the lot coverage structure, the new building size is 4,216sf (existing 3,876sf + 340sf addition). Please review the proposed site calculations to ensure it is accurately captured in new dimensions.

**Response: Noted, please see the updated site calculations on sheet C-2.0.**

3. The parking calculation provided does not include the outdoor seating. Revise the parking calculations to reflect a breakdown of each use. A restaurant requires one parking space per 4 persons of maximum occupancy capacity of customer service areas(s), not the number of seats. The outdoor seating requires 1 space per 8 persons of maximum occupancy capacity of outdoor seating area(s). The site is subject to provide the minimum required number of parking spaces

**Response: noted. Please see the revised parking calculation on sheet C-2.0, showing the correct parking calculation.**

4. 90 degree parking space is 9 x 18 inclusive of the vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

**Response: Please note no new parking is being proposed for this minor site plan improvement.**

5. Label all pedestrian walkways. Pedestrian walkways shall be seven foot in commercial zoning districts, per Section 155.5101.H.3.a.

**Response: Please note the new proposed sidewalk has been labeled and it is 7 foot wide.**

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

**Response: Noted. Please see this comment response letter addressing the comments provided.**

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

**Response: Comment Acknowledged.**

## BSO

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Patrick Noble | Patrick\_noble@sheriff.org

MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDCTIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDCTIONS, IT CANNOT OPEN AFTER THE FACT UNTIL AL THE REQUIRED CONDCTIONS ARE FIRST MET.

LATE-NIGHT BUSINESS NOW OR LATER ? YES \_\_\_\_ OR NO X\_\_

SIGN FULL NAME: Andres Mizrahi

CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance.

Initials AM

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

Initials AM

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

Initials \_\_\_\_AM\_\_

## CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.

Initials \_\_AM\_\_

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM): \*\*\*Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. \*\*\*

Initials \_\_AM\_\_

155.2407.E SITE PLAN REVIEW STANDARDS COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

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.

Initials \_\_AM\_\_

3. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
  - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

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

activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials \_\_AM\_\_

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

**Initials: AM, please note that wayfinding signage is already existing and very clear.**

#### 4. CPTED Landscaping Standards

##### 2A Natural Surveillance – Landscaping

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

Initials \_\_AM\_\_

- 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 \_\_AM\_\_

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

**Initials: AM, please note that all hedges are existing.**

- d. Maintain an 8'- foot clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

##### 2B: Territorial Reinforcement - Landscaping

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

**Initials: AM, Please note that the majority of landscape is existing.**

#### 5. CPTED Lighting Standards

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



**Initials: AM, please note that all lighting is exiting. The lighting will not be affected by this development.**

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

**Initials: AM, please note that all lighting is exiting. The lighting will not be affected by this development.**

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

**Initials: AM, please note that the security system is already existing.**

d. Install motion sensor security alert lights over the garage doors that are strategically focused on vehicles parked in driveways as an effective burglary, auto-theft, and robbery crime prevention/ deterrent.

**Initials: AM, please note that the security system is already existing**

e. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway and out of sight of many of the neighboring residents and police patrols.

**Initials: AM, please note that the security system is already existing**

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

**Initials: AM, please note that the security system is already existing**

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

**Initials: AM, please note that the security system is already existing**

h. 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: AM, please note that the security system is already existing**

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

**Initials: AM, please note that lighting is already existing**

j. 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: AM, please note that the security system (cameras) and lighting are existing**

k. 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: AM, please note that the security system (cameras) and lighting are existing**

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

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

**Initials: AM, please note that the security system (cameras) are existing. See CPTED plan.**

b. For COMMERCIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible AND video intercom pager capable of monitoring the area outside the door. This includes 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 and becoming a victim of robbery or other crimes. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials AM

c. For COMMERCIAL: Security/ Front Desk Receptionists/ Hosts: Install a fixed concealed silent panic duress alarm at main entrance AND provide an additional portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

**Initials: N/A**

d. (if any) 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: AM, please note that no fencing is proposed**

e. Fences 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: AM, please note that no fencing is proposed**

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

**Initials: AM, please note that no fencing is proposed**

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

a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment and/ or tools for later theft, 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: AM, please note that the dumpster is existing.**

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 \_\_AM\_\_

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: AM, please note that the dumpster is existing.**

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: AM, please note that the dumpster is existing.**

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

**Initials: AM, please note that the dumpster is existing.**

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

Initials \_\_AM\_\_

11. 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, locked storage closets, areas, etc., or other valuable assets on site including equipment, tools, supplies, food, 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 \_\_AM\_\_

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

**Initials: AM, please note that the alarm system is existing.**

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

**Initials: AM, please note that the alarm system is existing.**

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

**Initials: AM, please note that the alarm system is existing.**

## 12. Parking Garage & Lot, and Adjacent Access Egress and Perimeters

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed so that business operators are fully aware of the security risks and train operators and staff regarding best safety and security practices.

**Initials: AM, please note that security system is existing.**

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

**Initials: AM, please note that staff is typically deployed in drive-though and parking lot to direct vehicles in the drive-through.**

c. Vehicles have been burglarized in garages and parking lots leading to significant property loss, including weapons, and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

**Initials: AM, please note that staff is typically deployed in drive-though and parking lot to direct vehicles in the drive-through.**

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

**Initials: AM, please note that camera system is existing.**

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

**Initials N/A**

f. Commercial: Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, but recommended to avoid conflicts arising from unauthorized parking.)

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

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

Initials \_\_AM\_\_

k. (If possible, highly recommended.) 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: AM, please note that sidewalks are existing.**

## 13. Graffiti Maintenance – CPTED

a. Commercial: exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

**Initials: AM, please note that no new paint is proposed for the existing building.**

14. Electronic Surveillance - Security Strengthening required to protect employees and the consumer public from robbery, burglary and other serious and violent crimes.

### 155.2407.E Site Plan Review Standards

Complies with crime prevention \*\*\*Security Strengthening\*\*\* AND CPTED standards, this requires both to be addressed including electronic surveillance.

Initials \_\_AM\_\_

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 AND FINAL APPROVAL.

**Initials: AM, please note that camera locations have been included with CPTED plan.**

a. Install comprehensive electronic video surveillance at commercial and retail businesses including restaurants, etc.

**Initials: AM, please note that camera locations are existing.**

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

Initials \_\_AM\_\_

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

**Initials: AM, please note that camera locations are existing.**

d. 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: AM, please note that camera locations and lighting are existing**

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

**Initials: AM, please note that camera locations and lighting are existing**

f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

**Initials: AM, please note that camera locations and lighting are existing**

g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

**Initials: AM, please note that camera locations are existing.**

h. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

**Initials: AM, please note that camera locations are existing.**

i. Install video surveillance of any accessible rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

**Initials: AM, please note that camera locations are existing.**

## 15. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or nearby easily accessible and secure internal power cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

**Initials: AM, please note that power outlet locations are existing.**

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

**Initials: AM, please note that exterior spigots are existing.**

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

**Initials: AM, please note that camera locations are existing.**

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Initials \_\_AM\_\_

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

**Initials: AM, please note that bike racks are existing.**

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance and exit areas and in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents.

**Initials: AM, please note that all pedestrian pathways are protected by curbing.**

g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected to protect legitimate users from hacking leading to fraud, etc. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**Initials: AM, please note that WI-FI system is existing.**

h. 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: AM, please note that all equipment is existing.**

16. Miscellaneous: CPTED & Security Strengthening – Restaurants

Addendum:

There are numerous reasons for including monitors regarding comprehensive safety and security in restaurants and I will do my best to explain why from personal experience, operator input and other sources of security information gathered from industry experts.

Note, that parts of the following are borrowed from various open-view public sources.

"Employee theft, it's a huge problem in the restaurant business." Not all staff or the public should have viewable access to ALL camera feeds displayed on the recommended viewable monitor. It's exactly for this reason, rampant employee theft, that it's essential to implement tried and tested industry security methods to ensure the restaurant, its staff, customers, and neighbors don't become victims of crimes such as property theft or worse, violent assaults or robberies.

"Security monitors have proven to be a common security equipment deterrent application to crime demonstrated through their widespread use in many of the largest businesses including restaurants throughout the world. The use of viewable monitors qualifies as an effective CPTED strategy, therefore here are a few points to mention for careful consideration:

1. Video surveillance shown as "IN USE" in and of itself can be a powerful crime deterrent.
2. Viewable monitors placed in a central area show outward evidence to all that video surveillance is in use facility wide BROADCASTING clearly that crimes will be discovered, and recordings used as evidence for arrest and full prosecution.
3. Viewable monitors make it plainly obvious that the area, its valuable, its employees, its customers (potential victims or sometimes would be thieves - as in running out on their bills which is becoming more common), are all being watched over for the safety and security of everyone and their valuables.
4. A viewable monitor should display what's going on at the rear door area as businesses with multiple doors should ensure that not all these doors are always accessible to any and everyone at any time. Back and side doors to and from the kitchen, storage room, and offices should normally remain locked and secured. Leaving a back door open or unlocked is inviting trouble. Except for an employee needing to go in and out for a specific



task, it creates a readily available obvious opportunity for employees to discreetly slip out of the building with money or restaurant property. Furthermore, it also makes it all too easy for a thief or potentially dangerous subject to quickly enter the restaurant and steal or assault those inside. Effectively restricting access through the side rear door will keep staff and everyone safer and deter theft. Staff must be trained and reminded to keep the door closed and locked and not to leave it propped open inadvertently inviting thieves inside. Of course, it goes without saying, a quick release exit handle must be included on the inside of the door and a buzzer should be activated on the door whenever it's opened.

5. Camera feeds that are to remain off limits to staff for internal security reasons, etc., do not have to be displayed on the viewable monitor but can be viewed on any other secure monitor or device from anywhere, and that should suffice to satisfy the concerns of management regarding viewable monitors. Those secure recordings can be viewed regularly or as necessary.

6. Drive Through Service Station Windows must have adequate bullet resistant glass or film to protect employees and customers as these locations are more prone to serious crimes including violent armed robberies.

**Response: This was taken into consideration.**

## CRA

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Plan Reviewer: Kimberly Vazquez ([kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com))

This is not within either CRA District. No comment.

## Utilities

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Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)  
Review Complete Resubmittal Required

No Comments Rendered at this time

## Environmental Services

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Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)

1. Staff is aware this is an existing site with current operations and garbage collection. However, prior to obtaining a building permit, please provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

**Response: Please see the attached sheet C-2.2 with the garbage truck circulation plan.**

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022). NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the



# Bowman

city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

## Response:

If you have any questions or require additional information, please do not hesitate to contact us,



Jenny Baez  
Branch Manager  
**Bowman**

# DRC

PZ23-12000022  
09/20/2023

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