

PZ23-12000018  
09/06/2023

3 August 2023

City of Pompano Beach  
Building Department  
100 W Atlantic Blvd  
Pompano Beach, FL 33060

**Re: Permit PZ23-12000018- Plan Review – Response to Comments  
BLP - Pompano Beach Site  
Location: 290 SW 14th Ave  
Broward County  
Langan Project No.: 330119501**

To whom it may concern:

This letter will serve as the response to the information requested for the above-mentioned project.

**ENGINEERING DEPARTMENT- David McGirr ([david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com))**

*Comment 1.* Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

**Response 1. The project is currently in the review process with Broward County associated with Surface Water Management License Application Number L2023-151.**

*Comment 2.* Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**Response 2. Acknowledged.**

*Comment 3.* Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.

**Response 3. The notes have been added to Landscape sheet L-200. The City-owned and maintained water, sewer, and drainage are referenced on Landscape sheet L-100.**

*Comment 4.* Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

**Response 4. NOI uploaded upon submission.**

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**FIRE DEPARTMENT-Jim Galloway (Jim.Galloway@Copbfl.com)**

Advisory Comments: Will be addressed at the time a Building Permit is pursued.

**BUILDING DIVISION- Todd Stricker(Todd.Stricker@Copbfl.Com)**

Advisory Comments: Will be addressed at the time a Building Permit is pursued.

**LANDSCAPE REVIEW - Wade Collum (wade.collum@copbfl.com)**

*Comment 1.* Review is for the entire site. Parts of the West side shall be brought up to code. Staff can discuss existing parking on that side and how we can help reach compliance in part.

**Response 1. Following discussion at the DRC Meeting on June 19<sup>th</sup>, staff came to agreement to provide street trees and sod along SW 14<sup>th</sup> Avenue to address this comment. See Landscape sheet L-100.**

*Comment 2.* Provide a data table showing how the site is meeting the requirements of 155.5203.C Minimum Site Development Landscaping.

**Response 2. See Landscape sheet L-200 for BLP Pompano Beach Zoning Table Section C.**

*Comment 3.* Parking stalls along the south side backing out onto SW 3rd should be removed.

**Response 3. Following discussion at the DRC Meeting on June 19<sup>th</sup>, staff agreed to allow these stalls to remain in their existing condition. In the event of a redevelopment or a Major Site Plan application, these stalls may be asked to be removed since they are within the future ROW dedication area.**

*Comment 4.* Provide VUA requirements as per 155.5203.D along all 3 sides. Include detail about the west property lines as well.

**Response 4. Landscaping staff agreed that only the east side for the proposed improvements will be required to follow the VUA requirements. After discussion with Landscape staff following the DRC meeting, an agreement was made to break up the VUA area abutting the east building face by providing islands per code sections 155.5203.D.5. and 155.5203.E.3 - accounting for a 50% reduction subject to superior landscaping and specific plantings per code 155.5203.D.5.c. See Civil sheet C-300 for the additional landscape island (735 SF in size) south of the existing concrete ramp to remain, with the additional landscaping area provided on the north (180 SF) and south (268 SF) ends of the parking area. The total landscape area required is determined based on the façade length of the building abutting the VUA, excluding sections containing doors or loading bays. The lengths from north to south are as follows: (44.5LF + 2.6 LF + 85 LF = 132.1 LF). The height of the building is 23'. The width of the landscape island is 8' minimum per 15' of building height plus an additional 1' for every 2' over 15' of building height (8'+(23-15/2) = 12'). The required island width by the façade length abutting VUA = 1,585 SF of landscape area. With a 50% credit per 155.5203.D.5.c, this area is reduced to 793 SF. Landscape sheet L-100 shows the code compliant plantings in the islands to allow for this reduction. The three new islands**

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**proposed totaling approximately 1,184 SF, exceeding the required landscape area of 793 SF and breaks up the VUA area abutting the building.**

*Comment 5.* Change all proposed trees along the East perimeter and VUA to be large canopy trees. Understory trees are only permitted where OHW are present.

**Response 5. See Landscape sheet L-100 for the revised trees.**

*Comment 6.* Provide street trees, sod, and irrigation in the ROW along SW 13th and scoot the street trees along SW3 onto the site and shift the VUA trees to along the perimeter of paved area.

**Response 6. See Landscape sheet L-100 for the street trees along SW 13<sup>th</sup> Avenue, which will be resodded and have irrigation per Irrigation sheet IR-01.**

*Comment 7.* Provide street trees, sod, and irrigation in the ROW along SW 14th at 1:40'

**Response 7. See Landscape sheet L-100 and Irrigation sheet IR-01 for the proposed street trees, sod, and irrigation along SW 14<sup>th</sup> Avenue. Although the proposed minor site plan improvements are being proposed on the east side (not the west side), this comment was the agreed upon settlement of Comment #1, and other comments referencing the undisturbed sides of the site with acknowledged existing nonconformances.**

*Comment 8.* Provide an elevations sheet for the building as the height of required trees and palms are contingent on the height of the building. It appears that there is only 2 overhead doors along the East facing elevation.

**Response 8. See Landscape sheet L-200 Detail 7 for the building and tree elevation.**

*Comment 9.* Shift locations of the Maples to be closer to the retention area as they will fare better there than next to hot urban surfaces, verify with Zoning.

**Response 9. See Landscape sheet L-100 for the Maples relocated away from the hot urban surfaces.**

*Comment 10.* Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang. West and south sides.

**Response 10. See Comment Response #7 regarding the undisturbed sides of the site. See Landscape sheet L-100 for the perimeter landscape strips around the east side.**

*Comment 11.* Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response 11. See detailed Comment Response #4, incorporating this comment.**

*Comment 12.* 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

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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: This applies to the proposed addition

- 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.

**Response 12. See Landscape sheet L-100 for the providing double palms and 2 rows of shrubs in the proposed island south of the concrete ramp.**

*Comment 13.* Show light poles on the landscape plan and include radii.

**Response 13. See Landscape sheet L-100 for the light poles and their radii.**

*Comment 14.* 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. West side

**Response 14. See Landscape sheet L-100 for the landscape islands on the ends of the passenger car parallel parking spaces. West side does not apply.**

*Comment 15.* As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response 15. See Landscape sheet L-100 for trees with minimum dimensions of 8' and 120 SF of planting area.**

*Comment 16.* As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response 16. See Civil sheet C-300 and Landscape sheet L-100 for continuous curbing around VUA.**

*Comment 17.* Provide Street Trees at 1:40' as per 155.5203.G.2.c. West side.

**Response 17. See Landscape sheet L-100 for street trees at 1:40' where feasible to not obstruct existing site features.**

*Comment 18.* 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. For the entire site.

**Response 18. See Irrigation sheet IR-01.**

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*Comment 19.* Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway. Staff could not locate notes.

**Response 19. See Landscape sheet L-100 for the notes regarding hedge maintenance requirement, located below the plant schedule.**

*Comment 20.* 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 20. See Landscape sheet L-100 notes.**

*Comment 21.* Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

**Response 21. See Landscape sheet L-100 notes.**

*Comment 22.* 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 22. See Landscape sheet L-100 notes.**

*Comment 23.* All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response 23. Acknowledged.**

*Comment 24.* Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response 24. This letter addresses this comment.**

**ZONING- Hellena Lahens (Hellena.lahens@copbfl.com)**

*Comment 1.* The existing commercial building is nonconforming." If the property is subject to a Major Site Plan the property shall dedicate the required right-of way", include this note on plan.

**Response 1. See Civil sheet C-300 Notes #2.**

*Comment 2.* Applicant must submit for a Unity of Title prior to issuance of building permit.

**Response 2. Understood.**

*Comment 3.* The site is subject to Section 155.3402 General Industrial dimensional standards. Provide a Zoning legend in accordance with dimensional standards provided. Proposed dimensions should be provided in square feet.

**Response 3. See Civil sheet C-300 Zoning Table at the top right of the sheet.**

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*Comment 4.* Dimension and label all yard setbacks. The setbacks are as followed: front- SW 13 Ave, street side yard- SW 3 ST, rear- SW 14 Ave, and interior- abutting SW 2 PL. Amend the site data table yard setback dimensions once setbacks have been correctly identified.

**Response 4. See Civil sheet C-300 for the setback lines and callouts.**

*Comment 5.* Review the pervious area dimensions provided on the proposed drainage map and site data table. Ensure dimensions provide match on all sheets.

**Response 5. See Civil sheet C-300 and C-402 for the pervious area totals matching.**

*Comment 6.* Based on the site data table there are 16 proposed loading berths. Clearly label and dimension all proposed and existing loading berths.

**Response 6. See Sheet C-300 for the existing loading berths labeled and the revised Zoning Table at the top right of the sheet.**

*Comment 7.* Clarify on the site plan if the chain link fence is existing, if so note on the plans to remain. If fence is new, please note that fences or walls located within 15 feet of a street right-of-way shall not be constructed of chain link or similar material Section 155.5302.E.3.

**Response 7. See Civil sheet C-300 for callouts on the north, east, and south sides of the proposed improvements, indicating the existing black metal fence is to remain. The proposed gate callout has been updated to indicate to match the existing fence.**

*Comment 8.* A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. 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 (155.5203.D.5).

**Response 8. See Landscape Comment Response #4 addressing this requirement at length.**

**BSO-Scott Longo ([scott.longo@copbfl.com](mailto:scott.longo@copbfl.com))-Anthony Russo ([Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org))**

**\*\* ATTENTION IMPORTANT \*\*\***

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

**\*\*\* DISCLAIMER \*\*\***

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

**\*\*\* ATTENTION IMPORTANT \*\*\***



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

FOR PLANNING & ZONING REVIEW AND APPROVAL.

\*\*\*ATTENTION IMPORTANT\*\*\*

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

\*\*\*ATTENTION IMPORTANT \*\*\*

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention \*\*Security Strengthening and CPTED Standards\*\*, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

Regarding your responses, please place the following CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

\*\*\*The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. Initials \_\_\_NM\_\_\_

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

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.  
Initials \_\_\_NM\_\_\_
- 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 \_\_\_NM\_\_\_
- 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.

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Initials \_\_NM\_\_

- 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 \_\_NM\_\_

## 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 \_\_NM\_\_

## 3. 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 \_\_NM\_\_
- 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 \_\_NM\_\_
- 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 \_\_NM\_\_



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- d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.  
Initials \_\_NM\_\_
- e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.  
Initials \_\_NM\_\_
- f. 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 \_\_NM\_\_
- g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.  
Initials \_\_NM\_\_
- h. 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 \_\_NM\_\_
- i. 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 \_\_NM\_\_

#### **4. 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. 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 \_\_NM\_\_
- b. 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

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maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials \_\_NM\_\_

- c. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

Initials \_\_NM\_\_

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

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

Initials \_\_NM\_\_

- b. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Initials \_\_NM\_\_

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

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials \_\_NM\_\_

- 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 \_\_NM\_\_

- 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.

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Initials \_\_\_\_\_

- 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 \_\_NM\_\_

- 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 \_\_NM\_\_

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

Initials \_\_NM\_\_

**7. 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 \_\_NM\_\_

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

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

Initials \_\_NM\_\_

- b. 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 \_\_NM\_\_

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

Initials \_\_NM\_\_

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

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Initials \_\_NM\_\_

- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.  
Initials \_\_NM\_\_
- f. (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 \_\_NM\_\_
- j. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.  
Initials \_\_NM\_\_
- k. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.  
Initials \_\_NM\_\_

### 9. Electronic Surveillance - Security Strengthening

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

- a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."  
Initials \_\_NM\_\_
- b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.  
Initials \_\_NM\_\_
- c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.  
Initials \_\_NM\_\_
- 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.

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Initials \_\_NM\_\_

- e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.  
Initials \_\_NM\_\_
- f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.  
Initials \_\_NM\_\_
- g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.  
Initials \_\_NM\_\_
- 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, vandalism, auto- theft, robbery, sexual assault & battery, etc.  
Initials \_\_NM\_\_

#### 10. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.  
Initials \_\_NM\_\_
- 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 \_\_NM\_\_
- c. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.  
Initials \_\_NM\_\_
- i. 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.

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**ENVIRONMENTAL SERVICES -Beth Dubow (beth.dubow@copbfl.com)**

*Comment 1.* This is an existing site with existing garbage container and enclosure. Ensure a garbage truck has access to and from the trash enclosure without backing out into the right-of-way.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling, Inc., the City's approved garbage franchise.

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

**Response 1. See Civil sheet C-502 shows the garbage truck turning movements, ensuring that the existing dumpster to remain has sufficient access.**

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 and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

Sincerely,  
Langan Engineering and Environmental Services, Inc.



Michael Carr, P.E., LEED AP  
Associate



# DRC

Permit PZ23-12000018- Plan Review – Response to Comments  
BLA Pompano Beach Site  
Address: 290 SW 14th Ave  
Broward County  
Langan Project No.: 330119501

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09/06/2023



Noah Martin, E.I.T.  
Senior Staff Engineer

FBPE Registry No. 6601