



Florida's Warmest Welcome

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Development Application Checklist

2555 W. COPANS ROAD.

PLANS CHECKLIST

\*\*\* THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER. \*\*\*

Table with 8 columns and 2 rows of checkboxes and labels for various plan types like Survey, Architectural Plans, Landscape Plan, etc.

All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above.

- 001 S-1 Survey
002 SP-1 Site Plan
003 C-1 Civil Plan
004 A-1 Architectural Floor Plan

SURVEY: COPY of signed and sealed original:

Table with 2 columns: checkbox and description of survey requirements.

SITE PLAN(S): Must be drawn to ONE (1") INCH = TWENTY (20') FEET where practical and include the following:

Table A: General Information. Table with 2 columns: checkbox and description of site plan requirements.

Table B: Article 3 / Zoning District Information. Table with 2 columns: checkbox and description of zoning requirements.

DRC



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Form with multiple sections: Use Information, Development and Design Information, ARCHITECTURAL PLAN(S), LIFE SAFETY PLAN(S), RECORDED PLAT, and LANDSCAPE PLAN. Includes checkboxes and handwritten notes like 'N/A' and 'SITE PORTION - PIPE STORAGE YARD'.

DRC

P224-12000004
04/17/2024



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<input type="checkbox"/>	Location of all landscaped areas with dimensions	
<input type="checkbox"/>	Table indicating all landscape requirements	
<input type="checkbox"/>		Common and scientific names for all plant material
<input type="checkbox"/>		Plant location and spacing of plant material
<input type="checkbox"/>	Quantities and sizes of plant material with percentages of material by species and nativity	
<input type="checkbox"/>	Building location	
<input type="checkbox"/>	Light pole fixtures and light pole locations showing required 15-foot radius around each fixture	
<input type="checkbox"/>	Parking and vehicular-use areas	
<input type="checkbox"/>	Square footage of vehicular use area and percentage of interior landscaping	
<input type="checkbox"/>	Location of all walls, fences, berms and other buffers with material specifications and heights	
<input type="checkbox"/>	Commercial container locations and screening	
<input type="checkbox"/>	Screening of ground-mounted mechanical equipment	
<input type="checkbox"/>	Location of all easements	
<b>TREE SURVEY &amp; TREE APPRAISALS:</b>		
Tree Survey must be sealed by a FL Registered Surveyor and Appraisals must be done by a Certified Arborist and include:		
<input checked="" type="checkbox"/>	Tree survey to include corresponding tree assessments in table form. Include the following data: common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated)	
<input checked="" type="checkbox"/>	Tree appraisals to follow cost approach as identified in Rule 14-40.030 in the FL Administrative Code	
<b>IRRIGATION PLAN:</b> Must be sealed by a FL Registered Landscape Architect or Professional Engineer:		
<input type="checkbox"/>	N/A Irrigation plan showing irrigation layout	
<input type="checkbox"/>	Location of all existing and proposed paved areas, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Location of all existing and proposed water and sewer utilities	
<input type="checkbox"/>	Location of all easements	
<b>CIVIL PLAN(S):</b> Must be sealed by a Florida Registered Professional Engineer and include the following:		
<input checked="" type="checkbox"/>	Paving, grading, and drainage (PGD) plan showing location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Water and sewer (WS) plan showing location of all existing and proposed utilities for water and sewer, AT&T, Comcast, FPL, and Teco Gas	
<input checked="" type="checkbox"/>	Traffic markings and signage (TMS) plan showing all pavement makings and traffic signage	
<input checked="" type="checkbox"/>	Paving, grading, drainage, and sewer details	
<b>PHOTOMETRIC PLAN:</b>		
<input checked="" type="checkbox"/>	Lighting / Photometric Plan: Location, height, and detail of Lighting fixtures; and Illumination levels, direction and shielding	
<b>PUBLIC SAFETY SECURITY PLAN:</b> Incorporating security strengthening and CPTED principles:		
<input type="checkbox"/>	<b>Signed &amp; Sealed CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan 24"x36"</b> . Plan must be signed and sealed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	
<input checked="" type="checkbox"/>	Location of all walls, fences, and gates with material specifications and heights	
<input type="checkbox"/>	Location of all external cameras and motion sensors	
<input type="checkbox"/>	Location of dumpster with gate detail allowing for gap from grade to gate N/A	
<input type="checkbox"/>	Bench/seating area locations with furnishing detail to include separators N/A	
<input type="checkbox"/>	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs) N/A	
<input type="checkbox"/>	Specifications of non-impact and impact glass N/A	
<input checked="" type="checkbox"/>	<b>CPTED Security Narrative 8.5"x11"</b> identifying how all 5 CPTED Principles are being achieved in the Security Drawing Plan, along with an approved maintenance plan. Narrative must be signed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	

**DRC**



**CPTED PRINCIPLES**

***Crime Prevention Through Environmental Design***

**CPTED Principle #1 - Natural Surveillance**

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

**CPTED Principle #2 - Natural Access Control**

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

**CPTED Principle #3 - Territorial Reinforcement**

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

**CPTED Principle #4 - Maintenance**

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

**CPTED Principle #5 – Activity Support**

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

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If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: [Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org) or at (954) 709-7006.

**NOTICE EFFECTIVE FEBRUARY 1, 2008**

Per resolution 08-97 RESIDENTIAL PLATS AND SITE PLAN APPLICATIONS shall not be approved without providing the appropriate written approvals from Broward County School District.

**APPLICANTS MUST TRANSMIT RESIDENTIAL PLATS AND SITE PLANS TO BROWARD COUNTY SCHOOL DISTRICT.**

For your convenience an application is attached to all plat applications and for additional information contact:

The School Board of Broward County, Florida  
Growth Management Department  
Facility Management, Planning & Site Acquisition  
1643 North Harrison Parkway  
Sunrise, Florida 33323  
(754)-321-8350

or visit their website to complete the application online:

<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf>

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