



PZ21-12000052

02/19/2025

## DEVELOPMENT REVIEW COMMITTEE

Meeting Date: NOVEMBER 6, 2024

Date of resubmittal January 10, 2025

## FIBERBUILT CUSHIONS AND UMBRELLA SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000052  
**Owner:** 2201, LLC  
**Project** Location: 2201 W. Atlantic Blvd  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Low Medium (5-10 DU/AC)  
**Zoning District:** RM-12 (Multiple Family Residence-12) & B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** John Tice (jtice@galloherbert.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

### Summary:

The applicant is requesting MINOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a new 21,492 SF retail building in the rear of an existing development.

### Staff Conditions:

### PLANNING

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

### Authorized with Conditions

1. Land use for this parcel is Commercial (C) & Low-Medium Residential (LM). The proposed use listed on the site plan indicates this is a "commercial addition," which is permitted in this land use category with the allocation of commercial flex. The Applicant has received approval from the City Commission for the commercial flex (P&Z: 22-05000001) via Resolution 2024-136.  
**Response: Acknowledged.**
2. Major Administrative Adjustment (24-16500001) received for reduction in required parking spaces.  
**Response: Acknowledged.**

3. The property to be developed is unplatted. Provide the references from Broward Platting Rules exempting Platting OR a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development. PZ21-1200052  
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NOTE: IF PLATTING IS REQUIRED THIS MUST BE DONE BEFORE BUILDING PERMIT ISSUANCE.

**Response: Acknowledged.**

4. The property is abuts NW 23 Avenue. The survey indicates that there is an existing 25 feet to the centerline. The required right-of-way width at this location is 60 feet, and thus an additional 5 foot dedication is required.

**Response: Agreed and 5'-0" is being provided.**

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

**Response: Acknowledged.**

## ZONING

Lauren Gratzner | [Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com)

Pending Resubmittal

1. This project is being reviewed as a Minor Site Plan and Major Building Design.

**Response: Acknowledged.**

2. The comment response sheet dated "submittal date of 9/19/24" does not respond to the most recent comments provided at the last DRC meeting of 3/6/24. Please provide an updated comment response sheet all comments.

**Response: Acknowledged.**

3. Any code section that a variance is requested for must be approved by the ZBA prior to this site plan going in front of the AAC or the PZB. Clarify what variances are desired to be applied for.

**Response: Acknowledged.**

4. Comment not addressed: Revise the location map uploaded in the DRC Documents folder to outline all subject parcels. There is only one property ID on this map but the project contains 7 parcels.

**Response: Agreed.**

5. Comment not addressed: Clarify why a new survey (sheet 001 V1 Survey) was added that states there is a 5' easement to the City along the west side. This should be a dedication with the property lines revised accordingly, not an easement. Either revise the survey to remove this easement note or provide evidence of this 5' easement documentation.

**Response: Survey, Civil, Landscape & Overall Site Plans updated with 5' R.O.W. dedication shown.**

6. Comment not addressed: Revise the site plan to show where the old property line was and where the new property line is along the west side, post the 5' dedication. It is unclear if the dedication is being shown properly. Provide the new distance to the centerline of the road from the post dedication line. This distance should be 30'.

**Response: Updated SP-001 Overall Site Plan with added dimensions.**

7. Comment not addressed: The setbacks shall be shown from the new property line (post dedication) and drawn to the nearest building. Update the setback chart on the site plan data table to reflect the correct street side setback. This should be from the new property line (west) to the existing building as this is closer than the proposed building. These dimensions need to be provided on the drawing as well.

**Response:** *Setback chart coordinated and dimensions added on SP-001 Overall Site Plan.*

8. Comment not addressed: update the setbacks in the site plan data table to reflect the east setback to the existing building as this is the closest building to the east side.

**Response:** *Setback chart coordinated and dimensions added on SP-001 Overall Site Plan.*

9. Why was the wording under the required parking column for the existing building changed on the site plan? Revise so the wording matches what was approved by the Major Administrative Adjustment. This should read "134 + 43 (Required 23.8% increase of non-conforming parking)".

**Response:** *Wording has been change as requested on SP-001 Overall Site Plan Parking Calculations Chart.*

10. Comment not addressed: On the site plan data table, provide the maximum lot coverage percentage permitted (60%). Additionally, provide a breakdown of the proposed lot coverage. This is the total ground floor building coverage plus the canopy area (all roof structures on site).

**Response:** *Requested additional breakdown & site computations provided on SP-001 Overall Site Plan.*

11. Comment not addressed, note that undergrounding utilities will not interfere with the trees. Discuss with Wade. All overhead utilities (proposed and existing) located on the development site and/or along the public right-of-way fronting the development site shall be placed underground per Code section 155.5509. Provide this note on the site plan or provide a letter from FPL stating this is not possible.

**Response:** *Added note below Site Data Table on SP-001 Overall Site Plan.*

12. Comment not addressed; property line is unclear. Clearly identify the width of the west landscape buffer on the site plan. The Vehicular Use Area (VUA) perimeter buffer shall be at least 10' wide per Code section 155.5203.D.3.c. The buffer along the west property line does not meet this requirement (post dedication).

**Response:** *See updated on SP-001 Overall Site Plan. Waiver to 10'-0" buffer requested due to 5'-0" R.O.W. dedication.*

13. Comment not addressed: Provide a detail of the dumpster enclosure. It shall meet the requirements of Code section 155.5301.C.

**Response:** *Detail added to sheet SP-002 Site Plan Details.*

14. Comment not addressed: light pole locations on the site plan and landscape plans do not match locations on the photometric plan. For example, there are 5 light poles along the north property line on the site plan and 6 poles on the photometric plan. Revise so all plans are consistent. Confirm on the landscape plan that all light poles are at least 15' from any tree.

**Response:** *See updated SP-001 Overall Site & L-0 Photometric Plan.*

15. Color Code the photometric plan to highlight the proposed and existing light pole locations. The most recent version of the plan is unclear as to where they will be located.

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**Response: Please see revised L-0 Photometric Plan.**

16. Comment not addressed: Light fixtures within 200' of a residential zoning district shall not exceed 20' in height (155.5401). Revise the lighting standard detail #2 on the photometric plan to show a maximum height of 20', not 24'.

**Response: Lighting Standard Detail updated on sheet L-0 Photometric Plan.**

17. Comment not addressed, call out the measurement from grade to the top of the roof deck. Revise the elevations to measure the height from the average elevation of the existing finished grade to the top of the roof deck per Code section 155.9401.G.

**Response: See added dimensions on sheet A-201 Exterior Elevations.**

18. Comment not addressed: Provide screening of off-street loading and service areas, per Section 155.5301.B, Screening of Off-Street Loading and Service Areas. All off-street loading areas and services areas shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Screen the proposed loading area of the new building from view from NW 23<sup>rd</sup> Ave with bushes as previously discussed.

**Response: See added vegetation screening on updated L-3 Landscape Plan.**

19. Comment not addressed: The building square footage on the floor plan (A-101) does not match the rest of the submittal. The floor plan says the new building will be 22,487 SF but the other plans say 21,492 SF. Make all plans consistent.

**Response: Square footage updated on A-101 Architectural Floor Plan.**

20. Comment not addressed: update detail #5 on the site plan details sheet to show an 8' wall, not a 6' wall, per the note for a type C buffer.

**Response: Height changed to 8' on SP-002 Site Plan Details detail 5.**

21. Comment not addressed: Update detail #1 on the site plan details sheet to show a 7' sidewalk, not 5'.

**Response: Sidewalk width corrected SP-002 Site Plan Details detail 1.**

22. Comment not addressed: Provide a note on the roof plan stating all surfaces will be painted white, per the applicant's sustainability narrative.

**Response: Note added on A-503 Roof Plan.**

23. Comment not addressed: The south façade of the proposed building does not provide any windows therefore you cannot use "overhangs present on all south facing windows" as points for the sustainability requirement. Revise your sustainability narrative to achieve 12 points.

**Response: Please see clouded storefront area on A-201 Exterior Elevations South Elevation.**

24. The 10'x10' visibility triangles are meant to be outside of the property line, within the ROW area for the purpose of visibility onto the roadway. Revise the site plan and landscape plan to move them from the interior of the site. PZ21-12000052  
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**Response: Visibility triangle location revised on SP-001 Overall Site Plan and L-2 Landscape Plan.**

25. Update sheet 006 TT-100 with the correct parking layout per the site plan and number of parking spaces per row. The circles identifying the number of spaces are wrong. All plans shall be consistent.

**Response: Parking layout & numbers coordinated on all site related plans.**

26. Sheet 006 TT-100 also has the wrong SF of the existing building. This should be 90,156 SF, not 74,259 SF. Revise.

**Response: Corrected SF on TT-100 Truck Turning Plan.**

27. There are two fire truck plans uploaded to this project: sheet 006 TT-100 and EX-001. Clarify if the intention is to have both as part of this project. If so, both need to be updated per the above comments. If not, remove one.

**Response: Updated 006 TT-100 Truck Turning Plan and removed EX-001.**

28. Remove the wheel stop from the standard parking stall details on sheet C431. Wheel stops are not permitted by Code nor are they proposed on the site plan. Additionally, update these parking stall details per the proposed site plan with a length of 16' and a 2' overhang over a curb for the total length of 18'.

**Response: Agreed and revised on C431 Pavement Signing and Marking Details.**

29. The CPTED plan says you will have vehicular gates and chain link fencing. Clarify where on the site plan this is located or revise this note on the CPTED plan. Provide the setback distance on the site plan from the proposed gate to the west property line. Additionally, provide a detail of the proposed fence/gate.

**Response: Agreed, please see revised SP-001 Overall Site Plan and CPTED-1 CPTED Plan indicating propose gate locations, Added details on SP-002 Site details.**

30. The site plan shows a vinyl fence proposed at the southeast portion of the property between the existing building and the east property line. Identify the height of this fence with this note and provide.

**Response: Fence height provided to note on SP-001 Overall Site Plan. Vinyl color clarified.**

31. There appears to be duplicate landscape plans. Remove any old plans that are no longer relevant.

**Response: Agreed and removed prior version.**

32. Provide an 11"x17" material board with actual material and color samples prior to submittal to the AAC.

**Response: Agreed to be provided prior to AAC meeting – note added to SP-001 Overall Site Plan.**

33. Note that all signage shall be submitted as individual permits and is not part of the site plan approval process.

**Response: Agreed. Note added to SP-001 Overall Site Plan.**

34. Standard comments prior to building permit approval:

- a. All parcels included in this project shall be unified as one prior to building permit approval. Submit this application to the City of Pompano Beach. This application should be reviewed by the City before going to the County. PZ21-12000052  
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- b. 5' of Right-of-Way is required to be dedicated to the City along NW 23 Ave prior to building permit approval. Unless approval from the City Engineer is obtained, a ROW easement is not sufficient.
- c. This property is required to obtain a Master Sign Program per Code section 155.2416. This shall be submitted as a separate submittal to the Architectural Appearance Committee.
- d. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.

**Response: Acknowledged.**

## URBAN FORESTRY

Mark Brumet | [mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)

**Resubmittal Required**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Response: Agreed. Please see added note on SP-001 Overall Site Plan and on landscape sht L-2.**

2. Please provide the permit # of the approved landscape plan for the existing building and parking area to the south and note on the landscape plan.

**Response: The approved landscape plan is permit number # BP13-00005303.**

3. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 13' of landscape areas between a vehicular use area and an abutting building. It is unclear how this is being met on all sides of new building.

**Response: The new building has the following landscape area widths between the building and VUA. North an average of 7.5', West average of 8', East 6.5', South 8'.**

4. South side?

**Response: The south side landscape area between building and VUA is 8'.**

5. 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:

- a. Palms must be provided in multiples (doubles or triples);
- b. If palms and trees are combined, one row of shrubs can be provided;
- c. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- d. If trees are provided, design must include a minimum of 2 species;
- e. Trees or palms must be a minimum of 14 feet in height;



- f. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;  
g. Suspended pavements systems are provided for the adjacent vehicular use area.

**Response:** *The superior landscaping provided on the new building includes double trunk palms, trees and two layers of shrub plantings.*

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

**Response:** *Continuous curbing provided around all VUA areas. See Overall Site Plan sheet SP-001.*

7. Light pole locations do not appear to match the site / landscape plan.

**Response:** *Light pole locations correspond to those on site plan.*

8. 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. South parking row and east end.

**Response:** *Landscape island modified.*

9. The mitigation table does not seem to align with the trees counts. Mitigation is to be above and beyond the tree requirements for the whole site, correct. Mitigation remains not matching extra trees. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

**Response:** *Code requirements are provided and calculated on sheet L-5. Mitigation trees are provided in addition to code trees. The are listed on the plans with the letter "M" and listed on sheet L-2.*

10. Provide approvals for BCSW for trees proposed in retention area

**Response:** *It has been submitted, waiting for approval.*

11. Please note Type C Perimeter Buffers @ 10' on the north side and note detail location

**Response:** *Noted on sheet L-3. Detail 1/SP-002.*

12. Show wall on the landscape plan in this area. What type of wall is proposed CBS with footer of post and panel?

**Response:** *Precast concrete wall – see SP-001 & SP-002.*

13. Provide 10' perimeter landscaping strip requirements on the east side by new proposed parking as per 155.5203.D., to include trees, shrubs, irrigation, and sod. This is to be a clear measurement not to include vehicular overhang. Layout proposes only 9' along entire west side.

**Response:** *See added dimension on 1/SP-001 Overall Site Plan.*

14. Remove bike rack from required landscape areas. Where is the VUA foundation plantings in this area?

**Response:** *Foundation planting added. See sheet L-3.*

15. 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:** *See general note #22 on sheet L-2.*

16. 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. BZ21-12000052  
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**Response: See general note #8 on sheet L-2.**

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

**Response: See general note #23 on sheet L-2.**

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

19. Additional comments may be rendered a time of resubmittal. Review completed by Mark Brumet in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collum's return. **Understood**

## FIRE DEPARTMENT

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

**Pending Resubmittal**

1. FDC must be within 100ft of a fire hydrant. Distance measured by way of fire apparatus drives and lays hoses.

**Response: New Fire Hydrants added at Northwest corner of new parking and West end of driveway from N.E. 23<sup>rd</sup> Avenue. See SP-001 Overall Site Plan, TT-100 Truck Turning Plan & C-301 Water and Sewer Plan.**

2. FDC clearance - Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36-inch clear space shall be maintained around the circumference of fire hydrant/appliance. Large diameter fire hydrant port must face fire apparatus access lane with a minimum 60-inch clear space maintained. (NFPA 1 (2018ed) Ch. 18 Sec. 18.5.7).

**Response: See General Note #2 on WS-1 Water & Sewer Plan.**

3. Access and spacing may not be sufficient for proposed building as per NFPA 1 2021 Edition chapter 18. Distance to FDC and fire hydrant and access all sides of proposed and existing buildings. Distances are measured as a fire apparatus would use access roads to lay fire hose.

**Response: New Fire Hydrants added at Northwest corner of new parking and West end of driveway from N.E. 23<sup>rd</sup> Avenue. See SP-001 Overall Site Plan, TT-100 Truck Turning Plan & C-301 Water and Sewer Plan.**

## ENGINEERING DEPARTMENT

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

**Review Complete, Pending Development Order**

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: Permit application is being submitted to the BCEPMGD.**



2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **PZ21-12000052**  
**Response: Permit application is being submitted to the FDEP.** **02/19/2025**
3. 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: This will be submitted by the contractor with the SWPPP sheet.**
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**Response: So noted.**
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plan.  
**Response: So noted.**
6. Place note on landscape plans and overlay the existing utilities on the 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 the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.  
**Response: See updated L-2 Landscape Plan & General Note # 24.**
7. 60' Right of way required on NW 22 Ave.  
**Response: Survey, Civil, Landscape & Overall Site Plans updated with 5' R.O.W. dedication shown.**

## UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Status unknown

*\*Note: New comments were not provided as of 10/24/24 by the Utilities division. Please contact Nathaniel Watson directly. Below are the previous comments from the March 6, 2024 review.*

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**Response: Acknowledged.**

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

**Response: Permit application is being submitted to the Broward County EPD SWM.**

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

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**Response: So noted.**

8. Please attach pertinent City Engineering Standard details that apply to any off-site water and/or sewer work for the subject development.

**Response: Required details have been provided.**

9. Civil plan WS-1 Water & Sewer plan proposes a public hydrant along NW 23rd Avenue. NW 23rd Avenue has two existing public fire hydrants in close proximity to the proposed hydrant; 208 lf from the northern hydrant and 160 lf from the hydrant to the south. Should the location require a hydrant, propose a private hydrant with a dedicated fire meter and backflow device. Please correct.

**Response: New Fire Hydrants added at Northwest corner of new parking and West end of driveway from N.E. 23rd Avenue. See C-301 Water and Sewer Plan.**

10. Civil plan WS-1 Water & Sewer plan proposes to connect to an existing sewer lateral showing a City accessible clean out in the roadway. Please note that a City accessible sewer cleanout must be shown just behind the recorded property line boxed to grade. Please correct.

**Response: So noted.**

11. Civil plan WS-1 Water & Sewer plan proposes an unmetered 2" domestic water service. The proposed water service must be shown as metered. The proposed water service must be shown just behind the recorded property line with a backflow device. As per City Engineering standard detail 107-2 Typical 2" Water Service, the service must be shown with a 2" resilient seated gate valve boxed to grade. Please correct.

**Response: So noted.**

12. Civil plan WS-1 Water & Sewer plan proposes a new dedicated fire service to the new bldg. The plans must demonstrate that the metered service is capable for supplying both bldgs.

**Response: New Fire Line added for the new bldg.**

13. Please note on Civil plan WS-1 Water & Sewer plan that any existing water or sewer service available to the proposed development not utilized must be retired at the main as per City specification by the owner.

**Response: So noted.**

14. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

***Response: Required details have been provided.***

## CRA

Kimberly Vazquez | [Kim.Vazquez@copbfl.com](mailto:Kim.Vazquez@copbfl.com)

***Review Complete, Pending Development Order***

## BSO

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)

**Pending Resubmittal**

Reviewer: BSO Deputy A. Russo ccn 9527 for the City of Pompano Beach [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)  
M-(561) 917-4556 (Send Text &/or Email, No Voicemail). Tuesday - Thursday, 8 AM - 4 PM

### \*\*\*CONFIDENTIALITY STATEMENT\*\*\*

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped

"CONFIDENTIAL" to ensure restricted access. Initials

### \*\*\* ATTENTION \*\*\*

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

#### A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

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

Initials B.P.H.

B. \*\*\* DISCLAIMER \*\*\*

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials B.P.H.

C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\*

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

Initials B.P.H.

D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."

THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials B.P.H.

E. \*\*\* PLEASE NOTE \*\*\*

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Initials B.P.H.

F. \*\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*\*

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials B.P.H.

G. \*\*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING

\*\*\*

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans.

As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Initials B.P.H.

H. \*\*\* LATE-NIGHT BUSINESS NOW OR LATER? YES OR NO

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 & retrofit, must include the required

conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials B.P.H.

I. \*\*\* ATTENTION VERY IMPORTANT \*\*\*

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials B.P.H.

J. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\*

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

Initials B.P.H.

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME:  AIA

PRINT FULL NAME: Brian P. Herbert A.O.R.

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. \*\*\*

A. Natural Surveillance (Landscaping)

- 1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment. **Agree will comply at all areas except loading dock – note added to CEPTD-1 CPTED PLAN.**
- 2.) Maintain an 8'- feet 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. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting. **Will comply.**

## A1. Natural Surveillance (Lighting)

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- 1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure." **Will comply.**
- 2.) 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. **Will comply.**
- 3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. **Will comply.**
- 4.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility. **Will comply.**
- 5.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc. **Will comply.**

## A2. Natural Surveillance - Security Strengthening

- 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. **Will comply.**
- 2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. **Will comply.**
- 3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering. **Will comply.**

## A3. 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 CPTD REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTD/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.



- 1.) 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." **Will comply.**
- 2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. **Will comply.**
- 3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping or lighting. **Will comply.**
- 4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters. **Will comply.**
- 5.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. **Will comply.**
- 6.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. **Will comply.**
- 7.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. **Will comply.**

#### B. Access Control - Security Strengthening

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc. **Will comply.**
- 2.) 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. **Will comply.**
- 3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any). **Not applicable.**
- 4.) Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, industrial site, etc. **Will comply.**

- 5.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. **Will comply.**

#### B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

- 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

- 2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. **Will comply.**

- 3.) Bottom gate clearances must be 8" above the ground.

Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. **Will comply.**

- 4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. **Not applicable.**

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

- 6.) Dumpster areas must be secured with Access Control and video surveillance. **Will comply.**

- 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. **Not applicable.**

#### B2. Access Control - Security Strengthening for Key Control & Management Offices

- 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe. **Will comply.**

- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system. **Will comply.**

3.) A surveillance camera must monitor the office key storage area. **Will comply.**

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4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window. **Will comply.**

#### C. Territorial Reinforcements - Security Strengthening

1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. **Will comply.**

2.) 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. Please note additional signage may be necessary depending on the size & layout of your development. **Will comply.**

3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. **Will comply.**

4.) 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. **Will comply.**

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

#### C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking

1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

**Not applicable.**

2.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) **Not applicable.**

3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. **Will comply.**

4.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian

passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages. **Will comply.**

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- 5.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. **Will comply.**

#### D. Maintenance & Management - Security Strengthening

- 1.) Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator 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. **Will comply.**
- 2.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. **Will comply.**
- 3.) Ensure all publicly accessible exterior electrical power outlets have a Lockable Metal Cover AND easily accessible secure internal cutoff switch. **Will comply.**
- 4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. **Will comply.**
- 5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports. **Roof mounted equipment accessed through roof ladder with secured lock mechanism to control access.**
- 6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button. **Not applicable.**
- 7.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern. **Will comply.**
- 8.) 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. **Not applicable.**
- 9.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service. **See sheet A-201.**

## E. Activity Support - Security Strengthening

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- 1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. **See sheet SP-001.**
- 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.  
Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.  
**Will comply.**
- 3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.  
Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating. **Will comply.**
- 4.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.  
**Not applicable.**
- 5.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.  
Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.  
**Will comply.**
- 6.) Public &/or Common Use Restrooms, Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. **Will comply.**

## \*\*\*Note\*\*\*

For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

## \*\*\*Important Please Read\*\*\*

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

**BUILDING DIVISION**

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***Review Complete, Pending Development Order***

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Responses by design team edited by:



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