

Staff Report

File #: LN-525

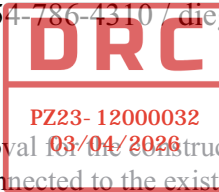
DEVELOPMENT REVIEW COMMITTEE
Meeting Date: OCTOBER 4, 2023

NEW TURN LANE & ENTRY

Request: Minor Site Plan
P&Z# 23-12000032
Owner: Oldcastle APG South Inc
Project Location: 1200 NW 18th Street
Folio Number: 484227480010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: John Tice (jtice@galloherbert.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

DRC Summary:

The applicant is requesting a Minor Site Plan approval for the construction of a new vehicular access from Andres Avenue to the property. The proposed driveway will be connected to the existing paved truck circulation. Also, a new pedestrian access will be provided and additional landscaping will be added. The project does not include any building addition or alteration.



Staff Conditions:

PLANNING

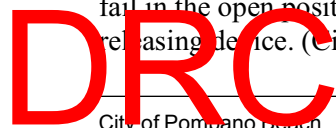
Daniel Keester | daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>
Status: Authorized with Conditions

1. Land use for this parcel is Industrial (I), and the proposed use is permitted in the land use category.
2. Planning has no objections to the proposed turn lane & entry.
3. The city has sufficient capacity to accommodate the proposal.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>
Status: Authorized with Conditions

1 - Knox Switch required for fire apparatus access. switch placed on entry side of access.
() Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)



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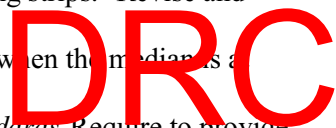
09/18/2024

Diego Guevara | diego.guevara@copbfl.com <<mailto:diego.guevara@copbfl.com>>
Status: Pending Resubmit

Provide a written response to all comments issued.

1. Sec. 155.5101.G.8.a - *Vehicle Stacking Space*: This section requires uses where vehicles queue up to access a service facility to provide a minimum number of stacking spaces established in Table 155.5101.G.8.a, *Minimum Stacking Spaces for Drive-Through and Related Uses*. In this case, the applicant must provide at least 3 stacking spaces before the gate. Otherwise, the applicant shall add the following note to the Site Plan: Gates must be open during hours of operation.
2. Sec. 155.5101.G.9.b - *Sight Triangles-Other Intersections*: This section of the Code requires to provide the sight triangles for the roadway visibility and security. Add them to the site plan as required.
3. Are you providing any lighting device at the proposed driveway or pedestrian access? If you are providing lighting to the driveway area, include the required information and location on the site plan. Provide also a photometric plan as needed.
4. It is not clear where the proposed driveway meets the existing paved truck circulation. A larger site plan showing the entire property is needed.
5. A landscaping plan showing the existing and proposed landscaping areas showing the entire parcel is also needed.
6. Sec. 155.5203.D.1- *Vehicular Use Area Landscaping*: Requires to provide landscaping on all vehicular use areas. Furnish the require calculations and illustrate in the proposed landscaping plan as needed.
7. Sec. 155.5203.D.3 - *Perimeter Landscaping*: Requires the provision of perimeter landscaping strips. Revise and comply.
8. Sec. 155.5203.D.4 - *Interior Landscaping*: Requires the provision of landscaping medians when the median is at least eight feet wide. Revise and comply.
9. Sec. 155.5203 - *Perimeter Buffers and Table 155.5203.D.4 Required Buffer Types and Standards*: Require to provide Type C buffers. Revise and comply.
10. All existing barb wire of the perimeter fence must be removed.
11. No outdoor storage is allowed.

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Additional comments may be render upon resubmittal.

ENVIRONMENTAL SERVICES (WASTE MANAGEMENT)

Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>
Status: Pending Resubmit

The proposed concrete pad and garbage enclosure may need to be angled in a different direction to allow a truck better access in order to service/exchange the roll-off container.

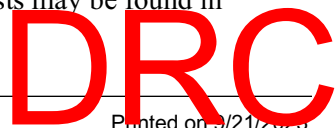
NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling.

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

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 as of October 1, 2022) 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.

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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.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

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.
2. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.
3. Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans
4. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.
5. Submit / upload a City Engineering permit application at time of permit.
6. Submit / upload the 2022 City Engineering standard detail for the proposed off-site road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

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Submit / upload a sediment and erosion control plan for the subject project.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

BUILDING DIVISION:

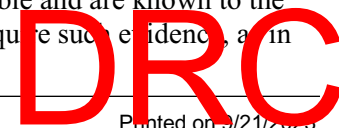
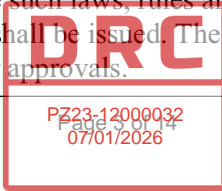
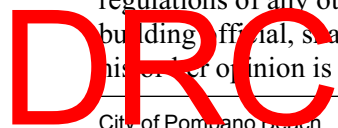
Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, in his/her opinion is reasonable, to show such other approvals.



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City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

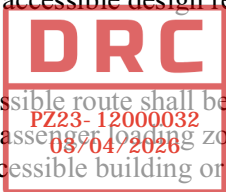
City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.



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FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A207, public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

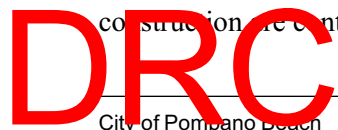
1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures

2. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

3. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

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

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



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6. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

7. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

LANDSCAPE

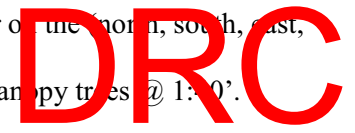
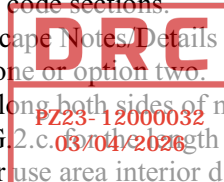
Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Status: Pending Resubmit

1. Previous site plan submittal under #18-12000046
2. Submittal appears to be incomplete.
3. Provide a copy of the approved landscape plan of record for this parcel
4. Staff is unclear on where the new proposed entrance connects to the parking area.
5. Based on aerial research the parking area is now currently being used exclusively for illegal outdoor storage.
6. Landscape plan only shows the entrance in part.
7. Pursuant to Code Section 155.5203.F.3: Provide a perimeter type C Buffer on the (north, south, east, west) property lines for this site in accordance with the referenced code sections.
8. Provide a detail on the Landscape Plan or Landscape Notes/Details Plan for the type C buffer on the (north, south, east, west) property lines, and label whether it's option one or option two.
9. Provide VUA requirements as per 155.5203.D along both sides of new entrance road, large canopy trees @ 1:40'.
10. Provide Street Trees at 1:40' as per 155.5203.G 2.c.03/04/2026
11. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Median. 2.b.iv.vi.vii within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.
12. Show sod and irrigation for the ROW in this area and a minimum of 10' in from edge sidewalk.
13. Provide VUA requirements as per 155.5203.D along west side of parking area which is now currently being used as Outdoor storage.
14. 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.
15. Bubblers will be provided for all new and relocated trees and palms.
16. Plan shows an existing chain link fence and research shows that fence to have barbed wire, please clarify.
17. Provide a note stating: All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.
18. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.
19. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
20. All tree work will require permitting by a registered Broward County Tree Trimmer.
21. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
22. Additional comments may be rendered a time of resubmittal.

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BSO Patrick Noble | Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

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PLEASE THOROUGHLY READ ALL THE FOLLOWING IMPORTANT STATEMENTS

*** MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC. LATE-NIGHT BUSINESS NOW OR LATER? YES ___ OR NO ___

SIGN FULL NAME: _____

*** ATTENTION IMPORTANT ***

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

Initials _____



*** ATTENTION IMPORTANT ***

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

Initials _____

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*** 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.

Initials _____

*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!"

Initials _____

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

***Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. ***

Initials _____

***ATTENTION IMPORTANT ***

15.240 THE SITE PLAN REVIEW STANDARDS COMPLETES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS THIS



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*** ATTENTION IMPORTANT ***

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

Initials _____

*** 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.

Initials _____

CONDITIONS REQUIRED FOR SECURITY STRENGTHENING AND CPTED SAFETY AND SECURITY PLAN APPROVAL:

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 _____

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

Initials _____

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

Initials _____

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 _____

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

Initials _____

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

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

Initials _____



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b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

2B: Territorial Reinforcement - Landscaping

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

Initials _____

3. CPTED Lighting Standards

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

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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 _____

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 _____

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

Initials _____

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

Initials _____

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

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illuminate or create shadows. Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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



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



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b. (if any) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

Initials _____

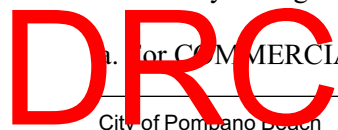
c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials _____

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

Initials _____

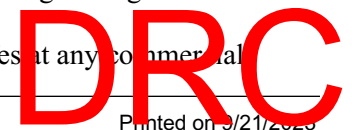
5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening



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a. For COMMERCIAL AND INDUSTRIAL: Install hard wired burglar security alarms and safes at any commercial



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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 _____

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

Initials _____

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

a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment and/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

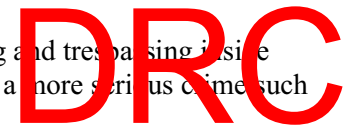
Initials _____

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 _____

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 a concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

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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. Ensure this passageway is ADA compliant.

Initials _____

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 _____

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

Initials _____

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

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

Initials _____

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

Initials _____



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c. A surveillance camera must monitor the office and key storage area. Do not place the camera in the ceiling where it will only capture the tops of a potential criminal subject's head.

Initials _____

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

Initials _____

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

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

Initials _____

b. For COMMERCIAL AND INDUSTRIAL: 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 _____

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

Initials _____



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

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

Initials _____

f. An Access Control vehicular gate entrance into the parking area will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials _____

h. Commercial: Parking spaces should be clearly and individually marked and assigned for owners, employees, or authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, but recommended to avoid conflicts arising from unauthorized parking and also helps authorized persons recognize a vehicle that is parked out of place that may be suspicious.)

Initials _____

i. Post signage in parking areas prohibiting vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Initials _____

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

Initials _____

k. Install an Anti-Tailgating Intrusion System to prevent unauthorized trespassers, criminals from tailgating into restricted



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parking areas as this is a common method criminal use to overcome security measures. Vehicles make it easy to quickly enter into a property, commit a crime and then quickly depart. They also make it easy to transport larger or larger amounts of stolen property that without a vehicle would not be as easy.

Initials _____

10. Graffiti Maintenance - CPTED

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

Initials _____

11. Electronic Surveillance - Security Strengthening required to protect employees, residents, guests and the general public from robbery, burglary, sexual battery, and other serious and violent crimes.

***ATTENTION IMPORTANT ***

155.2407.E Site Plan Review Standards

Complies with crime prevention ***Security Strengthening*** AND CPTED standards, this requires both to be addressed including electronic surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

Initials _____

Initials _____



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***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 AND FINAL APPROVAL.

Initials _____

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

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Use a large enough surveillance monitor so as not to crowd many small indecipherable or obscure images onto the monitoring screen. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc.

Initials _____

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

Initials _____

d. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would



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concentrate light directly into a camera lens thereby causing interference in operational efficiency.

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

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

Initials _____

DRC

12. Miscellaneous: CPTED & Security Strengthening



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

Initials _____

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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 _____

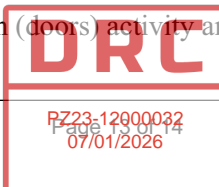
c. Any vulnerable blind areas not covered by security cameras must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion and/ or concealment/ ambush opportunities.

Initials _____

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

Initials _____

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



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f. 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 _____

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

Initials _____

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

Initials _____

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>>

Status: Authorized

The CRA has no objections to the addition of a turn lane and entry.

DRC

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

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