

LEGEND:

- M: MAINTENANCE
- ACN: ACCESS CONTROL- NATURAL
- TR: TERRITORIAL REINFORCEMENT
- SE: SURVEILLANCE- NATURAL
- SE: SURVEILLANCE- ELECTRONIC

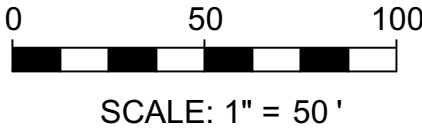
- AS: ACTIVITY SUPPORT
- ACP: ACCESS CONTROL - PHYSICAL
- TR: TERRITORIAL REINFORCEMENT

LEGAL DESCRIPTION:

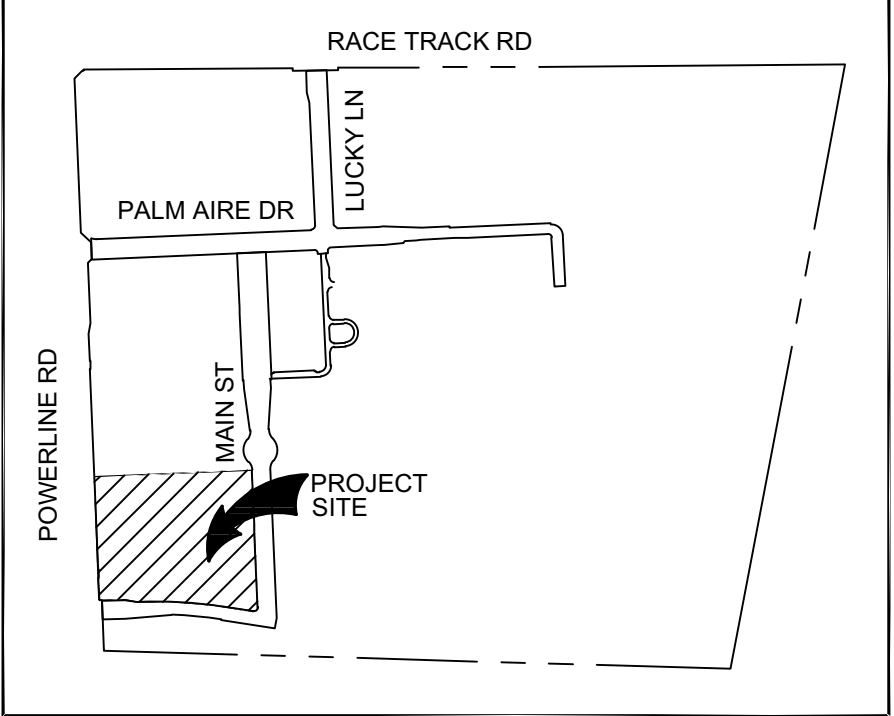
PORTION OF PARCEL "A", POMPAÑO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22-27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 556,880 SQUARE FEET OR 12.78 ACRES MORE OR LESS

GRAPHIC SCALE



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH (NOT TO SCALE)

CTPED PLAN GENERAL NOTES:

- 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.
- CTPED & 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.
- EACH AND ALL OF THE CTPED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL.
- THE SERVICES OF AN INDEPENDENT, AND HIGHLY EXPERIENCED, QUALIFIED, AND CERTIFIED SECURITY CRIME PREVENTION/ CTPED CONSULTANT ARE HIGHLY RECOMMENDED TO ACHIEVE AND MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY, AND TO EXPEDITE PROCESSING.
- 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.
- IF THESE SECURITY STRENGTHENING AND CTPED DRAWING AND NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE 'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES ONTO BOTH THE ACTUAL DRAWING AND NARRATIVE PLANS.
- PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL SECURITY STRENGTHENING AND CTPED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.
- SITE PLAN REVIEW STANDARDS ALSO REQUIRES COMPLIANCE WITH CRIME PREVENTION SECURITY STRENGTHENING AND CTPED STANDARDS.
- AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CTPED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CTPED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.



301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	09/27/2023
2	DRC RESUBMITTAL	11/28/2023

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 11/28/23

DESIGNED BY: MA, MP

DRAWN BY: MA, MP, JP

CHECKED BY: MV, MP

BID-CONTRACT:

This item has been digitally signed and sealed by
MICHAEL PINZON
P.E.
on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

ATLANTIC
RESIDENTIAL

PROJECT

Live!

INDIGO
POMPAÑO BEACH
RESIDENTIAL

SHEET TITLE

CTPED PLAN

SHEET NUMBER SP-201

PROJECT NUMBER 10230.19

STATUS: DRC SUBMITTAL

P223-12000039
02/06/2024