

**200 North Federal Highway**

Pompano Beach, FL

**DRC Pre-Application Comment Response Narrative****Development Review Committee Comments****PZ: 22-120000039****BSO**

Reviewer: Patrick Noble

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

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

**Disclaimer:**

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

1. Trespass, Wayfinding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control
  - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.  
**Response: Agree. This will be submitted.**
  - b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.  
**Response: Agree. CPTED Narrative has been revised to include this signage.**
  - c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.  
**Response: Agree. CPTED Narrative has been revised to include this signage.**
  - 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.  
**Response: Agree. CPTED Narrative has been revised to include this signage.**
  - e. Wayfinding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.  
**Response: Agree. CPTED Narrative has been revised to include this signage.**
2. Doors, Fences - Security Strengthening, Natural Surveillance and Access Control
  - a. Install either reinforced security see-through glass hurricane exterior doors, a see-through reinforced security window on any solid door, an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) on all solid exterior RESIDENTIAL UNIT doors and also including service doors, garage or bay doors (if any), etc., to provide the opportunity to monitor and surveil exterior for suspicious activity or dangerous threats, and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.  
**Response: Agree. CPTED Narrative has been revised to include these features.**

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- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is preferred.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
- 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.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
- d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed 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.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
- e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches in order 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.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
- f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).  
**Response: Agree. CPTED Narrative has been revised to include these features.**
3. Burglar Alarms/ Security Alarms/ Safes – Physical & Mechanical Security Strengthening
- a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
- b. Residential units must be prewired for burglar alarms to avoid unnecessary and/ or expensive after-build disruptive retrofitting.  
**Response: Agree. CPTED Narrative has been revised to include these features.**
4. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, restaurants, etc.)
- a. Describe access key control security system - general description only, avoid specific location of key storage safe.  
**Response: Agree. CPTED Narrative addresses this topic in Section 2.f.**
- b. Key security office/ room closet door must have an alarm and robust mechanical locking system.  
**Response: N/A as this project will feature smart card reader technology for building access.**
- c. A surveillance camera must monitor the office key storage area.  
**Response: N/A as this project will feature smart card reader technology for building access.**
5. Enclosed Parking Garage Emergency – Security Strengthening
- a. Install the Emergency Call Assistance System at all garage levels. Place near elevators and staircases, including any remote staircases.  
**Response: Agree. CPTED Narrative has been revised to include this feature.**
- b. Garage areas must be under video surveillance.  
**Response: Agree. CPTED Narrative has been revised to include video coverage of the parking garage.**
6. Graffiti Maintenance – CPTED
- a. Exterior wall surfaces along the exterior building perimeters, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project beforehand is vital.  
**Response: Agree. CPTED Narrative has been revised to add these specifications.**

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7. Miscellaneous: CPTED & Security Strengthening
- Ensure all publicly accessible exterior WATER OUTLET SERVICE SPIGOTS have a locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.  
**Response: Agree. CPTED Narrative has been revised to include a "Miscellaneous" section.**
  - Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.  
**Response: Agree. CPTED Narrative has been revised to include a "Miscellaneous" section.**
  - Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.  
**Response: Agree. CPTED Narrative has been revised to include a "Miscellaneous" section.**

**ENGINEERING DEPARTMENT**

Reviewer: David McGirr

- Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.  
**Response: Agree. This permit requirement will be complied with and obtained as part of the building permit process/submittal. Upon receipt, we will provide it to the city.**
- Plan sheet C-2 fire line needs to have a meter set at the property line per the city engineering detail 106-3.  
**Response: Agree. C-2 has been revised in accordance with Detail 106-3.**
- Plan sheet C-2 please show a 6" clean out set just inside the property line. The sewer line coming out of the buildings needs to match the size of the proposed lateral within the right-of-way. It cannot be larger. (it can be smaller)  
**Response: Agree. C-2 has been revised to reflect this cleanout.**
- Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.  
**Response: Agree. This requirement will be complied with and approval from the City's Utilities Division will be obtained concurrent with the building permit process/submittal.**
- Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.  
**Response: Agree. This requirement will be complied with and approval from the City's Planning and Zoning Division will be obtained concurrent with the building permit process/submittal.**
- The City of Pompano Beach Engineering Division requires that all COPB underground utility infrastructure located within public rights-of-way or utility easements be shown on all proposed site plans and civil engineering plans that are submitted for plan review and plan approval. Please contact City Engineering Division's GIS Coordinator Tracy Wynn to obtain all City utility infrastructure information to be placed on your proposed site plan and civil engineering plans. Tracey may be reached at 954-545-7007 or [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com).  
**Response: Acknowledged. Tracy Wynn provided all available information, and it is reflected in the civil plans.**
- Show on landscape plans 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: Agree. Landscape plans have been revised to reflect all existing utilities.**
- Upload the 2022 City Engineering standard details for the proposed offsite water and sewer connections. These detail drawings may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.  
**Response: Agree. City details have been included in our re-submittal.**
- Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

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**Response: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

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10. 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: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

11. Plan sheet C-1 Show the grass swale areas within the city right of way to have a 6" swale.

**Response: Agree. C-1 has been revised accordingly.**

12. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fred. Hy.

**Response: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

13. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: Agree. This permit requirement will be complied with and obtained concurrent with the building permit process/submittal. Upon receipt, we will provide it to the city.**

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

**Response: Agree. This requirement will be complied with and provided in future submittals as part of the building permit process once the drainage design has been finalized.**

15. Please note on civil plans when submitted that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

**Response: Agree. C-2 has been revised to reflect this general note.**

**Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards. How to retire old laterals:**

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC wye fitting and install a plug into the wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

**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. \*\*\*\***

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