



November 10, 2020

City of Pompano
Building department
100 West Atlantic Blvd
Pompano, Florida
Phone: 954-786-4634

RE: Ahern Building (PZ 12000038)

To Whom It May Concern: The following comments and responses are provided for your review. The drawings have been revised accordingly to assist in your analysis of the responses.

ZONING DIVISION

Lauren Gratzer: lauren.gratzer@copbfl.com

COMMENT 1 : A TYPE C PERIMETER BUFFER SHALL BE PROVIDED ALONG ALL PERIMETERS OF THE SITE (155.4226.G). THIS TYPE OF BUFFERS REQUIRES AN OPAQUE MASONRY WALL AT LEAST 8' TALL WITH LANDSCAPING ON EITHER SIDE OF THE WALL (155.5203.F.3). THE STEEL PICKETS ILLUSTRATED ON THE PLANS ARE NOT AN "OPAQUE MASONRY WALL," AND MUST BE REVISED.

Response 1 : **The "Steel Pickets" are proposed to provide a more CPTED compliant screening method. The placement of millions of dollars' worth of equipment on the property dictates that some transparency to the site be provided for community and law enforcement policing. As discussed on 11/04/2020, we will submit an administrative letter for city approval.**

COMMENT 2 : AN EASEMENT AGREEMENT SIGN OFF BY ALL AGENCIES WILL BE REQUIRED AT TIME OF BUILDING PERMIT TO PLACE THE WALL IN THE 6' UTILITY EASEMENT.

Response 2 : **Acknowledged**

COMMENT 3 : THE PARKING CALCULATIONS NEED TO BE SHOWN BASED ON THE USE. THE PROPOSED USE OF A HEAVY EQUIPMENT ESTABLISHMENT HAS A MINIMUM PARKING REQUIREMENT OF 1 PER 300 SF OF INDOOR WAITING AREA AND SALES AREA. ADDITIONALLY, OUTDOOR STORAGE (AS AN ACCESSORY USE) REQUIRES 1 PER 5,000 SF OF OUTDOOR STORAGE AREA. PROVIDE A FLOOR PLAN OF THE EXISTING BUILDING THAT BREAKS DOWN THE USE OF EACH AREA WITH SQUARE FOOTAGE. IF THIS BUILDING IS BEING USED FOR OTHER USES (SUCH AS A WAREHOUSE) INCLUDE THIS IN THE CALCULATION AS WELL.

Response 3 : **There are no indoor heavy equipment establishments waiting area and/ or sales area. Refer to AS-101 site plan identifying different uses. Refer to A-101 floor plan as requested for your review.**

COMMENT 4 : THE PLAT RESTRICTS THE BUILDING SQUARE FOOTAGE TO A MAXIMUM OF 23,293 SF. THE SITE PLAN SHOWS THE BUILDING SQUARE FOOTAGE EXCEEDS THIS AMOUNT AT 23,447 SF. A PLAT NOTE AMENDMENT IS REQUIRED TO LEGALIZE THIS BUILDING SIZE IF THIS IS THE TRUE NUMBER. THE SURVEY STATES THAT THE BUILDING IS 24,573 SF. CLARIFY THE CORRECT BUILDING SQUARE FOOTAGE ON THE SITE PLAN.

Response 4 : **Revise scope of work to demolish a portion of the building, in order to bring existing building under the 23,293 S.F. plat restriction.**

COMMENT 5 : PROVIDE THE WIDTH OF THE FIRE LANE THROUGH THE DISPLAY AREA. A TWO-WAY DRIVE ISLE MUST BE AT LEAST 24' WIDE.

Response 5 : **Provided, refer to AS-101.**

COMMENT 6 : HOW IS THE WASTE BEING HANDLED ON THIS PROPERTY? IF A DUMPSTER IS BEING PROVIDED OUTSIDE, IT MUST COMPLY WITH THE SCREENING AND LOCATION STANDARDS OF SECTION 155.5301.C.

Response 6 : **Refer to AS-101 & AS-502 for new dumpster enclosure.**

COMMENT 7 : NO HEAVY EQUIPMENT DISPLAYS SHALL BE LOCATED WITHIN A REQUIRED YARD OR PERIMETER BUFFER (155.4226.G). ALL EQUIPMENT DISPLAY AREAS MUST BE AT LEAST 30' FROM THE REAR (WEST) PROPERTY LINE.

Response 7 : **Refer to AS-101 for revised setback location.**

COMMENT 8 : PROVIDE A NOTE ON THE SITE PLAN THAT THE "STORAGE AREA" WILL BE LIMITED TO THE STORAGE ASSOCIATED IN CONJUNCTION WITH THE PRINCIPAL USE (THE HEAVY EQUIPMENT ESTABLISHMENT) (155.4303.W.3.D).

Response 8 : **Refer to AS-101 for new note.**

COMMENT 9 : THE USE SHALL NOT HAVE MORE THAN ONE HEAVY EQUIPMENT DISPLAY PAD FOR EVERY 100 FEET OF STREET FRONTAGE. A DISPLAY PAD SHALL NOT EXCEED 750 SQUARE FEET IN AREA (155.4226.G). PROVIDE THE SQUARE FOOTAGE OF THE DISPLAY AREAS.

Response 9 : **Individual display pads are not proposed. The proposed layout of the display pads has been discussed with City Planning Staff.**

COMMENT 10 : LABEL ALL STRUCTURES ON BOTH THE SITE PLAN AND THE DEMOLITION PLAN. WHAT IS THE ROOFED STRUCTURE OUTSIDE OF THE PRINCIPAL BUILDING TO THE NORTH? ADDITIONALLY, WHAT ARE THE TWO BOXES IN THE LANDSCAPED AREA IN THE NORTHWEST PORTION OF THE PROPERTY.

Response 10 : **Refer to AS-101 for additional label.**

COMMENT 11 : THE PHOTOMETRIC PLAN DOES NOT DEMONSTRATE THE LIGHTING FOR THE ENTIRE PROPERTY. PROVIDE A PHOTOMETRIC PLAN THAT SHOWS MINIMUM COMPLIANCE OF AT LEAST 1.0 FOOT-CANDLE IN THE VEHICULAR USE AREA AND A MAXIMUM OF 3.0 FOOT-CANDLES AT THE PROPERTY LINE (155.5401.E).

Response 11 : **Photometric plan revised.**

COMMENT 12 : IF ANY NEW LIGHT POLES ARE BEING PROPOSED, PROVIDE A DETAIL OF THIS LIGHT POLE AND THE HEIGHT MEASURED FROM THE AVERAGE FLOOR GRADE. THE MAXIMUM HEIGHT OF A LIGHT POLE IN A NON-RESIDENTIAL ZONING DISTRICT IS 30'.

Response 12 : **No new light poles are being added.**

COMMENT 13 : THE SITE DATA TABLE ON THE SITE PLAN MENTIONS THERE IS ONE LOADING SPACE BUT IT IS NOT ILLUSTRATED ON THE PLAN. IDENTIFY THE ONE LOADING SPACE AREA ON THE SITE PLAN.

Response 13 : **Refer to AS-101 for loading space added.**

PLANNING DIVISION

Daniel Keester: daniel.keester@copbfl.com

COMMENT 1 : PROVIDE A PLATTING DETERMINATION LETTER FROM BROWARD COUNTY PLANNING COUNCIL, CONFIRMING WHETHER OR NOT A PLAT NOTE WOULD BE REQUIRED FOR THIS PRIOR TO APPROVAL. THE PLAT WAS RESTRICTED TO 23,293 SQUARE FEET OF INDUSTRIAL USE; HOWEVER, THE SURVEY NOTES THAT THE BUILDING FOOTPRINT IS 24,573 SQUARE FEET.

Response 1 : **We are on route with the county to receive a plat determination letter. We spoke to Broward County upon request and has been concluded that the county will most likely determine that replatting would not be**

required by policy 2.13.1 of Broward County Land use Plan. Policy 2.13.1 would not require replatting parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953.

COMMENT 2 : LAND USE FOR THIS PARCEL IS INDUSTRIAL, THE ZONING IS I-1 (GENERAL INDUSTRIAL). WAREHOUSES & OFFICES (AS NOTED ON THE SITE PLAN) ARE LISTED AS PERMITTED USES IN THIS ZONING DISTRICT.

Response 2 : **Acknowledged**

COMMENT 3 : THE PROPERTY IS ACCESSED FROM NW 12 AVENUE, AND ACCESS IS NOW SHARED BETWEEN THE TWO PROPERTY OWNERS WHERE THE RIGHT-OF-WAY WAS VACATED BY ORDINANCE 93-51 (UTILITY EASEMENT WAS RETAINED). NO ADDITIONAL RIGHT-OF-WAY IS REQUIRED.

Response 3 : **Acknowledged**

LANDSCAPE DIVISION

Wade Collum: wade.collum@copbfl.com

COMMENT 1 : IN ADDITION TO SHOWING THE REQUIRED TYPE C PERIMETER BUFFERS AS PER 155.5203.F.3. AND PROVIDE A CROSS SECTION DETAIL. PLEASE UPDATE LANDSCAPE PLAN TO MATCH THE PREVIOUSLY APPROVED PLAN FOR THE BALANCE OF THE SITE.

Response 1 : **Please see sections for site buffer on revised sheet LP-2. The proposed landscape plans for the buffer exceed the number of trees approved under previous approved landscape plans. Additional trees have been added to fill the missing trees on the interior parking islands.**

COMMENT 2 : PROVIDE A NOTE ON THE PLANS SPECIFYING THAT ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STAFFS RECOMMENDATION THAT ALL TREES VUA PERIMETER TREES BE 14' OA TO CREATE A LARGEST CPTED CLEAR LINE OF SIGHT FROM ROADWAY.'

Response 2 : **Please see requested note on revised sheet LP-2.**

COMMENT 3 : AS PER 155.5204.F. NO DEVELOPMENT, WORK, OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE OR TREE PROTECTION AREA.

Response 3 : **Acknowledged**

COMMENT 4 : PROVIDE A NOTE ON THE PLAN DESCRIBING FINES AND PENALTIES FOR ENCROACHMENT INTO THE CRITICAL ROOT ZONES AND WITHIN THE TREE PROTECTION ZONE FOR EXISTING TREES TO BE PROTECTED AND PRESERVED.

Response 4 : **Note has been provide as requested. Please see revised sheet LP-2**

COMMENT 5 : PENALTIES WOULD BE INCURRED BY THE CONTRACTOR FOR DAMAGES TO THE EXISTING TREES ON SITE FROM THE CONTRACTOR, HIS SUBCONTRACTORS, OR EMPLOYEES. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE, FAILURE TO MAINTAIN THE TREE PROTECTION ZONE, OR ANY DAMAGE TO THE TREE(S) OR CRITICAL ROOT ZONES WILL RESULT IN MITIGATION. THE CAUSE OF DAMAGES WOULD INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF MATERIALS, PLACING FILL OR DEBRIS, DISPOSAL OF PAINT OR SOLVENTS, PARKING OF MACHINES UNDER TREES OR TREE PROTECTION ZONE ENCROACHMENT.

Response 5 : **Acknowledged. Note has been provide as requested. Please see revised sheet LP-2.**

COMMENT 6 : VIOLATION OF THIS WILL RESULT IN A FINE OF \$1000.00 FOR THE FIRST OFFENSE, \$1500.00 FOR THE SECOND, AND \$2000.00 FOR THE THIRD, ETC. IF PHYSICAL DAMAGE IS DONE TO THE TREE, AN APPRAISAL OF THE DAMAGES AND RELATED FEES WILL BE DETERMINED BY AN ISA CERTIFIED ARBORIST, AND BE BASED ON ALL, OR A PERCENTAGE OF, THE ESTABLISHED VALUE ASSIGNED TO THE TREE.

Response 6 : **Acknowledged. Note has been provide as requested. Please see revised sheet LP-2.**

COMMENT 7 : PROVIDE A NOTE ON PLAN THAT A PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.

Response 7 : **Note has been provide as requested. Please see revised sheet LP-2.**

COMMENT 8 : 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.

Response 8 : **Note has been provide as requested. Please see revised sheet LP-2.**

COMMENT 9 : ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

Response 9 : **Acknowledged**

COMMENT 10 : PROVIDE A COMMENT RESPONSE SHEET AS TO SPECIFICALLY HOW COMMENTS HAVE BEEN ADDRESSED AT TIME OF RESUBMITTAL.,

Response 10 : **Comment response is being provided under this narrative.**

COMMENT 11 : ADDITIONAL COMMENTS MAY BE RENDERED A TIME OF RESUBMITTAL.

Response 11 : **Acknowledge**

WASTE MANAGEMENT DIVISION

Beth Dubow: beth.dubow@copbfl.com

COMMENT 1 : SPECIFY WHAT TYPE AND SIZE CONTAINERS WILL BE USED TO ACCOMMODATE THE TRASH GENERATED BY USE OF THE BUILDING ON THIS SITE.

Response 1 : **The site currently has a 6-yard dumpster.**

COMMENT 2 : DEMONSTRATE ACCESS TO AND FROM LOCATION OF THE TRASH CONTAINER ON THE SITE PLAN.

Response 2 : **refer to AS-101 for location and access.**

COMMENT 3 : LABEL GARBAGE ENCLOSURE/DUMPSTER ON THE SITE PLAN.

Response 3 : **Provided refer to AS-101.**

UTILITIES DIVISION

Nathaniel Watson: nathaniel.watson@copbfl.com

COMMENT 1 : PLEASE NOTE THAT ADDITIONAL COMMENTS MAY BE FORTH COMING CONTINGENT UPON FUTURE SUBMITTALS TO THE PAM AND/OR DRC REVIEW PROCESS.

Response 1 : **Acknowledged**

COMMENT 2 : THE CITY HAS AN EXISTING 12" WATER MAIN ALONG NW 12TH AVENUE. PLEASE OVERLAY SITE PLAN 004 AS-101 SITE PLAN SHOWING THE 12" CITY WATER MAIN AND IT'S APPURTENANCES IN RELATION TO THE PROPOSED IMPROVEMENTS. THE OVERLAY WILL PROVIDE CLARITY TOWARD ANY POTENTIAL LOCATION IMPROVEMENT CONFLICTS.

Response 2 : **Existing 12" water main along the property does not come in conflict with the proposed buffer wall.**

COMMENT 3 : CITY UTILITY GIS / AS-BUILD INFORMATION CAN BE OBTAIN FROM THE CITY ENGINEERING DEPT. PLEASE CONTACT GIS MANAGER TRACY WYNN AT TRACY.WYNN@COPBFL.COM OR AT 954-545-7007.

Response 3: **Acknowledged. Tracy Wynn has been notified & utilities have been added to site plan.**

FIRE DEPARTMENT

Jim Galloway: jim.galloway@copbfl.com

COMMENT 1: PROVIDE ON SITE PLAN PROPOSED OUTDOOR STORAGE OF FLAMMABLE/COMBUSTIBLE FUELING OPERATIONS. () F-117 DISPENSING AREAS SHALL BE PROVIDED WITH A VEHICULAR DRIVEWAY CONSTRUCTED OF REINFORCED CONCRETE. IT SHALL BE SLOPED TO ALLOW ANY ACCIDENTAL DISCHARGE FROM THE DISPENSING OF FLUID TO FLOW AWAY FROM THE DISPENSER OR ANY BUILDING, AND SHALL BE SUBJECT TO THE APPROVAL OF THE FIRE CODE OFFICIAL. THIS DRIVEWAY SHALL BE A MINIMUM OF TWELVE FEET (12") WIDE AND TWENTY FEET (20") LONG, MINIMUM. IN EVERY CASE, THIS DRIVEWAY MUST BE LARGE ENOUGH THAT THE FUEL HOSE, WHEN FULLY EXTENDED, DOES NOT REACH THE FAR EDGE OF THE DRIVEWAY. (F-117 BROWARD AMENDMENTS).

Response 1: **There is no combustible/flammable storage proposed**

ENGINEERING DEPARTMENT

David McGirr: david.mcgirr@copbfl.com

COMMENT 1: PLEASE NOTE THAT ADDITIONAL COMMENTS MAY BE FORTH COMING CONTINGENT UPON FUTURE SUBMITTALS TO THE PAM AND/OR DRC REVIEW PROCESS.

Response 1: **Acknowledged.**

COMMENT 2: THE CITY HAS AN EXISTING 12" WATER MAIN ALONG NW 12TH AVENUE. PLEASE OVERLAY SITE PLAN 004 AS-101 SITE PLAN SHOWING THE 12" CITY WATER MAIN AND IT'S APPURTENANCES IN RELATION TO THE PROPOSED IMPROVEMENTS. THE OVERLAY WILL PROVIDE CLARITY TOWARD ANY POTENTIAL LOCATION IMPROVEMENT CONFLICTS.

Response 2: **Existing 12" water main along the property does not come in conflict with the proposed C buffer wall. As discussed, GC will verify locations on site prior to any installation.**

COMMENT 3: CITY UTILITY GIS INFORMATION CAN BE OBTAIN FROM THE CITY ENGINEERING DEPT. PLEASE NOTE THAT THE GIS INFORMATION IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE LOCATION OF THE EXISTING UTILITIES LOCATED IN THE UTILITY EASEMENT. PLEASE CONTACT GIS MANAGER TRACY WYNN AT TRACY.WYNN@COPBFL.COM OR AT 954-545-7007.

Response 3: **Acknowledged. Tracy Wynn has been notified & utilities have been added to site plan.**

COMMENT 4: 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. 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.

Response 4: **Note added to LP-2.**

COMMENT 5: SUBMIT A CITY ENGINEERING DIVISION PERMIT APPLICATION FOR THE PROPOSED ON-SITE/OFF-SITE PAVING REPAIRS AND CURBING, (AT TIME OF PERMITTING).

Response 5: **Acknowledged**

COMMENT 6: SUBMIT A COPY OF A CONTRACT OR SCHEDULE OF VALUES FOR THE PROJECT SCOPE OF WORK LISTED IN COMMENT NUMBER 3. (AT TIME OF PERMITTING).

Response 6: **Acknowledged**

BUILDING DEPARTMENT**Carpelo Jeoboam: carpelo.jeoboam@copbfl.com**

COMMENT 1 : 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.

Response 1 : **Acknowledged.**

COMMENT 2 : 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, AS IN HIS OR HER OPINION IS REASONABLE, TO SHOW SUCH OTHER APPROVALS.

Response 2 : **Acknowledged.**

COMMENT 3 : 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.

Response 3 : **Acknowledged.**

COMMENT 4 : CITY ORDINANCE 152.06(A): IF APPLICABLE, CONTRACTOR SHALL PROVIDE TEMPORARY SCREENED FENCE COMPLYING WITH CITY ORDINANCE 152.06(B) THROUGH 152.06(G).

Response 4 : **Acknowledged.**

COMMENT 5 : 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.

Response 5 : **Acknowledged.**

COMMENT 6 : 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 A209; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.

Response 6 : **Acknowledged.**

COMMENT 7 : 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.

Response 7 : **Acknowledged.**

COMMENT 8 : 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.

Response 8: **Acknowledged.**

BSO DEPARTMENT

Scott Longo: longo@sheriff.org

COMMENT 1: IS BUILDING EQUIPPED WITH BURGLAR/ SECURITY ALARMS/ SAFES MUST BE INSTALLED AT ANY PROPERTY INCLUDING 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 ACTIVATED WHENEVER BUSINESS ARE CLOSED OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES. INDICATES IN CPTED NARRATIVE.

Response 1: **Acknowledge. Security alarm & surveillance cameras are equipped**

COMMENT 2: VEHICLES HAVE BEEN BURGLARIZED IN PARKING LOTS LEADING TO SIGNIFICANT PROPERTY LOSS AND THE THEFT OF PERSONAL IDENTIFICATION WHICH HAS RESULTED IN IDENTIFY THEFT FRAUD, THEREFORE NO SECURITY SURVEILLANCE CAMERA COVERAGE GAPS CAN EXIST (SEE ELECTRONIC SURVEILLANCE SECTION).

Response 2: **Acknowledge**

COMMENT 3: VIOLENT ROBBERY INCIDENTS, PRIMARILY IN PARKING LOTS, HAVE RESULTED IN SERIOUS PERSONAL INJURIES AND DEATH TO BOTH RESIDENTS, GUESTS, CUSTOMERS AND EMPLOYEES, THEREFORE NO SECURITY SURVEILLANCE CAMERA COVERAGE GAPS CAN EXIST.

Response 3: **Acknowledge**

COMMENT 4: ENSURE COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/CAPTURE. SHOW OVERLAPPING SIGHT CONES.

Response 4: **Acknowledge**

COMMENT 5: ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT "CONES" INDICATING COMPREHENSIVE COVERAGE.

Response 5: **Acknowledge**

COMMENT 6: ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.

Response 6: **acknowledge**

COMMENT 7: ENSURE LIGHTING PLACEMENT WILL ENHANCE RATHER THAN CONFLICT WITH CAMERA PLACEMENT. AVOIDING PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA PLACEMENT. AVOID PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY.

Response 7: **Acknowledge**

COMMENT 8: SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG THE BUILDING PERIMETERS.

Response 8: **Acknowledge**

COMMENT 9 : ANY POTENTIAL VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.

Response 9 : **Acknowledge**

COMMENT 10 : ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDING AN AUDIBLE/ VIDEO INTERCOM AND RESIDENT/GUEST CALL SYSTEM. ENTRANCE DOORS MUST BE ELECTRONICALLY LOCKED AND FUNCTIONALLY INTEGRATED INTO THE INTERCOM SYSTEM. RESIDENTS WITH FOB'S / SMARTCARDS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCES DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH/GARBAGE ROOM.

Response 10 : **Acknowledge**

COMMENT 11 : INSTALL MOTION ACTIVATED SECURITY CAMERAS ON THE PERIMETER BOUNDARIES, AND THE PARKING AREAS, AND ACTIVITY AREAS SUCH AS EXTERIOR AMENITY AREAS.

Response 11 : **Acknowledge**

COMMENT 12 : INSTALL VIDEO SURVEILLANCE ALONG THE EXTERIOR OF THE PROPERTY FACING THE ADJACENT SIDEWALKS AND STREETS TO DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.

Response 12 : **Acknowledge**

COMMENT 13 : INSTALL VIDEO SURVEILLANCE OF ALL COMMERCIAL AND RETAIL BUSINESSES INCLUDING ALL OUTDOOR RESTAURANTS, OUTDOOR SEATING, ETC.

Response 13 : **Acknowledge**

COMMENT 14 : INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP AREAS, ETC.

Response 14 : **Acknowledge**

COMMENT 15 : ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE OF VAGRANTS, ETC. WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.

Response 15 : **Acknowledge**

COMMENT 16 : ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THEMSELVES AND THEIR CLOTHES, AND WHO LEAVE SOILED CLOTHING AND LOTS OF LITTER BEHIND.

Response 16 : **Acknowledge**

Thank you for your prompt review and attention. Please do not hesitate to call if you have any other concerns or questions.

Thank you,

Giovanni Campusano

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