

September 18, 2025

Fernand Thony  
City of Pompano Beach  
100 West Atlantic Blvd  
Pompano Beach, FL 33060  
Phone: 954-786-7923

**RE: Cypress Landing Condo Parking Lot  
KH Project No.: 044203010  
Comments Response Letter**

This letter is in response to comments dated April 3, 2025 for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

Zoning:

1. Provide a written response addressing all the comments issued.

**Response: Acknowledged.**

2. Provide a Unity of Title including all the parcels involved in the reconfiguration of the parking area.

**Response: A Unity of Title will be provided after the project has been completed. Please refer to the Fully executed redevelopment agreement between the City of Pompano Beach and the Cypress Landing Condominium Association, Inc.**

3. Provide a Site Plan drawing showing the existing buildings proposed parking areas and driveway access.

**Response: Please refer to sheet C2.00 site plan.**

4. Update the Site Data. It shall reflect the values of the proposed site plan configuration.

**Response: Please refer to sheet C2.00 for the updated site data information.**

5. The four northern parking spaces proposed at the east parking column. The provision of two feet overhang reduces the walkway to 4 feet wide. Section 155.5101.I.3.a.i. requires pedestrian walkways to be 5 feet wide in residential areas.

**Response: Due to the spatial constraints on this site, it is not feasible to increase the width of the sidewalk beyond its current dimensions. According to section 403.5.1 of the Florida Accessibility Code for Building Construction, a minimum clear width of 36 inches is permissible. Our current design features a 4-foot clear sidewalk, which meets**

**and exceeds this requirement. It's important to note that this 4-foot width is only applicable to the sidewalk west of the building; all other sidewalk areas maintain a width of 7 feet.**

6. Add a dotted line showing the proposed overhang area along the east walkway.

**Response: Please refer to sheet C2.00, a dotted line has been added and labeled as parking overhang.**

7. Add labels to the reconfigured areas. Where the asphalt is being removed and a pervious area is created, label it as sod.

**Response: Refer to sheet C3.00, a hatch has been added to show the areas of proposed sod.**

Urban Forestry:

**Refer to the separate document for the responses to these comments.**

BSO:

**A. \*\*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\_\_GB\_\_

**B. \*\*BROWARD SHERIFFS 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\_\_GB\_\_

**C. \*\*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 \_\_GB\_\_

D. **\*\*PLEASE NOTE\*\***

When a Broward Sheriffs 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 \_\_GB\_\_

Comment

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.

2.) 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. (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.

3.) Design in dense & defensive, 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.

Goal: Deter 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.

A1. Natural Surveillance (Lighting)

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.

2.) 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.

### A3. Electronic Surveillance Security Strengthening

\*\*\* ATTENTION \*\*\*

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR\*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE INPUT FROM THE BROWARD SHERIFFS OFFICE CPTED REVIEWER WHO CAN PROVIDE ADVISORY OPTIONS FOR THE INSTALLER TO CONSIDER AND HELP ENSURE OPTIMAL RESULTS.

1.) 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.

Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

**Response: The existing building will remain as existing and will continue functioning as such. No additional surveillance will be provided.**

### B. Access Control Security Strengthening for Dumpster Enclosures

1.) Bottom gate clearances must be 8 (inches) 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.

**Response: Refer to sheet C2.11, detail 2, a note for 8" minimum bottom gate clearance has been added.**

2.) 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.

**Response: Refer to sheet C2.11, detail 2, a gate manufacturer stainless steel slide bolt is proposed that will allow for a lock.**

3.) No Trespassing & No Illegal Dumping signage should be prominently & securely posted to the gates of the dumpster enclosure for maximum visibility.

**Response: Refer to sheet C2.00, sign S5 has been called out at dumpster enclosure and added to the sign legend.**

C. Territorial Reinforcements Security Strengthening

\*\*\* ATTENTION \*\*\*

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

2.) Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily viewable at all points of entry.

**Response: Refer to sheet C2.00, sign S4 has been called out at entrances and added to the sign legend.**

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

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

**Response: Refer to sheet C2.00, sign S3 has been called out at entrances and added to the sign legend.**

2.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways

**Response:**

E. Activity Support Security Strengthening

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

**Response: There will be no proposed bike storage provided on site.**

2.) 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.

**Response: There will be no proposed bench seating provided.**

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

\*\*\*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.

Ensure to incorporate the CPTED & Security Strengthening conditions onto your existing CPTED Diagram & Narrative when re-submitting to the Pompano Beach DRC.

Please feel free to contact me at (954) 361-1487 or [Teresa.villalon@kimley-horn.com](mailto:Teresa.villalon@kimley-horn.com) should you have any questions.

Sincerely,

Teresa Villalon-Camacho, PE

Civil Engineer