



LLR Architects Inc.

November 24, 2024

City of Pompano Beach
100 Atlantic Blvd,
Pompano Beach, FL 33060

***RE: Proposed Warehouse for
Reganzani Group LLC
Vacant Property, SW 3rd Street,
Pompano Beach, Florida 33069
Process Number: PZ23-12000055***

PLANNING

Max Wemyss

max.wemyss@copbfl.com <mailto:max.wemyss@copbfl.com>

1. Land Use is Industrial and permits the proposed Warehouse activity. Correct the survey to show the measurement from the Centerline of Race Track Rd/SW 3rd Street to the property line. According to the Broward County Trafficways Plan, Race Track Road is intended to be a 106 foot ROW rather than a 60 foot ROW as labeled on the survey. The current overall ROW is greater than 60 feet. The final measurement from property line to centerline will be required to be 53 feet to be consistent with the Broward County Trafficways Plan. Show the final dimension to centerline (post dedication, as necessary) on the Site Plan. This may be confirmed with the Broward County Planning Council.

Response: Revised accordingly

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248

e-mail: llarosa@larosaarchitects.com

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12/18/2024



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URBAN FORESTRY

Max Wemyss

Mark Brumet | mark.brumet@copbfl.com

1. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan. Zoning designation is also incorrect; change to I-1.

Response: Revised accordingly

2. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH) by an ISA Certified Arborist in accordance with Rule 14-40.030, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and diameter of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be PROTECTED in place, be RELOCATED, or be REMOVED); and provides a dollar value for each existing tree included on the tree survey within the scope of work in accordance with the referenced code sections. For all non-specimen trees (less than 18 inches DBH), provide the diameter in the tree list. Mitigation is above and beyond required minimum for the site.

Response: Revised accordingly, refer to landscape sheets

3. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum of 30 feet on center, and continuous shrubs along all VUA abutting ROW's as per the code section referenced above.

Response: Revised accordingly, refer to landscape sheet

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4. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 20' foot wide perimeter landscaping strip along the north side, 10' foot wide landscape strip along the west, east and south perimeters requirements in accordance with the referenced code sections. This is to be a clear measurement not to include vehicular overhang.

Response: Revised accordingly, refer to landscape sheet

5. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 12' of landscape areas in accordance with the referenced code sections. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: Revised accordingly, refer to landscape sheet

6. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section. Provide shrubs along the base of the building per the above referenced code section.

Response: Revised accordingly, refer to landscape sheet

7. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8' feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.

Response: Revised accordingly, refer to landscape sheet

8. Pursuant to Code Section 155.5203.D.4.c: Provide an 8' foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40' linear feet between abutting parking rows in accordance with the referenced code section.

Response: Revised accordingly, refer to landscape sheet

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9. Pursuant to Code Section 155.5203.G.2.c: Provide sod, irrigation, and street trees at 1:40' linear feet in the row swale area in accordance with the referenced code section.

Response: Revised accordingly, refer to landscape sheet

10. Pursuant to Code Section 155.5301.C.1.a: The location of the proposed dumpster is in conflict with a required terminal landscape island and required tree location. In addition, provide a dumpster detail including hedges around the entire enclosure in accordance with the referenced code section.

Response: Revised accordingly, refer to landscape sheet

11. Pursuant to Code Section 155.5203: All trees shall be large canopy trees unless utilities or overhead wires dictate otherwise. Change proposed Silver Buttonwood trees to a large canopy tree species option such as Green Buttonwood, Gumbo Limbo or Wild Tamarind.

Response: Revised accordingly, refer to landscape sheet

12. Provide soil specifications of mix and ratio to be used for all landscape areas. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.

Response: Revised accordingly, refer to landscape sheet

13. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball.

Response: Revised accordingly, refer to landscape sheet

14. If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and rootball deficiencies.

Response: Revised accordingly, refer to landscape sheet

15. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. In addition, provide a note in the notes section stating this.

Response: Revised accordingly, refer to landscape sheet

16. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Correct note on landscape plan.

Response: Revised accordingly, refer to landscape sheet

17. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs. In Addition provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

Response: Revised accordingly, refer to civil sheets

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18. Provide bubblers for all new tree/palm installations and relocations until establishment.

Response: Revised accordingly, refer to irrigation plan

19. Correct planting details to only show bio-degradable material attached to trunks. No rubber hoses or synthetic tape.

Response: To be provide

20. Remove notes under section 3.08 Seeding on LS-03 as seeding is not accepted for this application.

Response: Revised accordingly

21. Correct name of Florida Grades and Standards referenced in note 1.02 on sheet LS-03.

Response: Revised accordingly

22. Provide plant spacing for shrubs and ground covers on the landscape plan plant list.

Response: Revised accordingly

23. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Provide

24. Additional comments may be rendered upon re-submittal.

Response: Acknowledge

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ZONING

Max Wemyss

Saul Umana | Saul.Umana@copbfl.com <mailto:Saul.Umana@copbfl.com>

1. Application Review This application is being reviewed as a Major Building Design. Please provide written responses to all comments before resubmitting.
Response: Provide
2. Site Plan (002-SP):
 - I. Scale Verification: Please verify the scale, as some calculations vary. Include a 1:20 scale on the plan to ensure accurate calibration.
Response: Revised accordingly
 - II. Pervious Area Calculation: I calculated approximately 2,950 square feet of pervious area within the property boundary. This does not meet the 20% requirement. Please revise accordingly.
Response: Revised accordingly
 - III. Lot Coverage: The lot coverage should only account for the building footprint. Revise this calculation.
Response: Revised accordingly
 - IV. Parking Calculation: The building data shows a total of 8,204 sq. ft. of warehouse space, requiring 9 parking spaces. Please adjust as necessary.
Response: Revised accordingly

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- IV. Bicycle Parking: Include designated bicycle parking spaces in the parking calculation.

Response: Revised accordingly

3. No mechanical equipment shall be placed within the street side yard.

Response: Revised accordingly

4. ROW Labeling on Site Plan On the Site Plan, label and include the distance to the middle of the ROW for all streets, considering engineering and planning comments.

Response: Revised accordingly, refer to Site Plan

5. Mechanical Equipment Screening Ensure that all AC equipment is screened from view.

Response: Revised accordingly, refer to Roof Plan

6. Screening of Off-Street Loading and Service Areas:

- I. Location and Design: All off-street loading and service areas (e.g., refuse collection, equipment cleaning) must be located and designed to minimize adverse visual and acoustic impacts on adjacent streets and properties.

Response: Revised accordingly

- II. Screening: Exterior off-street loading and service areas must be screened from view from adjacent streets and properties with durable, sight-obscuring walls, fences, or dense continuous hedges at least six feet in height. Vehicular access points need not be screened but must be designed to minimize direct views into the service or loading area from adjacent streets and properties.

Response: Revised accordingly

- III. Material and Design Integration: Screening walls and fences must incorporate at least one of the primary materials or colors used in the primary structure on the lot. Screening hedges should match the quality and type of site landscaping. Note: The loading areas may be visible from SW 3rd Street. Screening with a wall or landscaping along the perimeter on SW 3rd Street to the rear of the building will be required.

Response: Revised accordingly

7. Double Striping Add a note on the site plan regarding double striping for parking spaces.

Response: revised accordingly, refer to detail on sheet SP-1.2

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8. Turn-Around Designation The site plan shows parking spaces designated as "turn-around only." Is this intended for truck maneuvering? The circulation plan appears to show these areas as parking spaces. Please clarify.
Response: Revised accordingly
9. Vehicular Use Area Landscaping The required perimeter landscaping width is 10 feet on lots wider than 100 feet and 20 feet along arterial roads in industrial areas.
Response: Revised accordingly
10. Landscaping Comments Provide a response to the Landscaping comments, particularly regarding Building Base Planting.
Response: Revised accordingly
11. Landscaping Plan Consistency Ensure that the Landscaping Plan matches the Site Plan. Revise if necessary.
Response: Revised accordingly
12. Dumpster Enclosure Section 155.5301 prohibits locating a dumpster enclosure in a required landscaping yard. Please revise accordingly.
Response: Revised accordingly, refer to Site Plan
13. Overhead Utilities In new developments or redevelopments that increase gross floor area by 50% or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable. The Development Services Director may waive this requirement if the utility company demonstrates that undergrounding would be detrimental to overall safety or reliability.
Response: Acknowledge
14. Sustainable Design Options All applications for Major Site Plan approval for multifamily residential, nonresidential, and mixed-use development must incorporate enough sustainable design options from Table 155.5802 to meet the required minimum points for the specific type of development.
Response: Acknowledge
15. Design Standards Compliance Provide a written response detailing how the project meets the design standards outlined below. These standards apply to the façade articulation facing SW 3rd Street:
 Façade Articulation:
 Horizontal Articulation: Facades over 100 feet in width must include wall offsets, changes in façade color or material, or similar features that visually interrupt the wall plane. Uninterrupted façade widths should not exceed 100 feet.
 Vertical Articulation: Facades over 30 feet in height must include changes in wall surface

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plane or facade color or material to interrupt the wall plane vertically. Uninterrupted facade heights should not exceed 30 feet.

Roof Line Variation: The roofline along the facade must vary at least every 60 feet.

Entrance Design:

Each principal building must have clearly defined, highly visible primary entrances for occupants and patrons, incorporating at least one of the following design features: canopy or portico, roof overhang, horizontal recess or projection, arcade or arch, peaked roof form, outside patio, display window, architectural tile work or moldings, integrated planters or wing walls, or similar architectural features not found on the rest of the building facade.

Building Facade Materials:

The use of vinyl siding, aluminum siding, corrugated metal siding, untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as primary exterior facade materials is limited to portions of the building not visible from an arterial or collector street or an adjacent residential use.

Response: Acknowledge

16. Loading Area Standards

To satisfy this requirement, please provide details of the box trucks that will occupy this site, as large semi-trucks may need accommodation:

I. Location and Arrangement: Off-street loading areas must be arranged so that no loading berth extends into the required aisle of a parking lot.

II. Dimensional Standards: Each loading berth must be large enough to accommodate the types of vehicles likely to use it. The minimum loading berth size is 12 feet wide by 55 feet long, with at least 14 feet of overhead clearance. Larger or smaller berths may be required or permitted by the Development Services Director based on the specific development's needs.

Response: Acknowledge

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ENGINEERING

Max Wemyss

David McGirr | david.mcgirr@copbfl.com

1. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent city mains, sizes, connection size, and characteristics. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com
Response: Revised accordingly, refer to Civil plan
2. Civil plan sheet 003 C-1 1A need to identify cross-sectional details. Make them larger so we can see where they are at. Can't find A-A or B-B
Response: To be revised
3. Plan sheet 003 C1.1 Remove drainage notes from the plan sheet.
Response: Revised accordingly
4. Submit/upload the 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.
Response: To be provide
5. These plans must be approved by the City's Planning and Zoning Division before .
Response: Acknowledge
6. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.
Response: Acknowledge

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7. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities

Response: To be provide

8. Submit/upload the Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities

Response: To be provide

9. On civil plan sheet 003 C-1, please note that any existing water and sewer connection to the subject lots not utilized must be cut and capped at the water central if a water service is cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must 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)

Response: Revised accordingly

10. Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on SW 3 St. 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.

Response: To be provide

**** 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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FIRE

Max Wemyss

Jim Galloway | jim.galloway@copfl.com

1. What are you proposing for fire protection and life safety systems for this project? Plans show an FDC located at NW corner of building. Provide supporting civil plans for underground water supply.

Response: Provide accordingly

2. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: Provide accordingly

3. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a nonfire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Response: To be provide

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4. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: To be provide

5. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledge

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BSO

Max Wemyss

BSO Deputy Anthony Russo | Anthony.Russo@sheriff.org

***** ATTENTION *****

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/

Owner's Agent Understands & Will Comply With All The Following Conditions:

- A. ***** CPTED / SECURITY CONSULTANT ***** 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.
- B. ***** 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.
- C. ***** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***** Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR 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.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.
- D. *****PLEASE NOTE*****

When a Broward Sheriff's 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.

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E. *** LATE-NIGHT BUSINESS NOW OR LATER?

YES _____ OR NO _____

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. Opening any Late- Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials _____

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: ***

A. Natural Surveillance (Landscaping)

1.) Maintain an 8'- feet 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.)

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."

A2. Natural Surveillance - Security Strengthening

1.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.
2.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.

A3. Electronic Surveillance - Security Strengthening

*** 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

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EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- 1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- 2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

B. Access Control - Security Strengthening

- 1.) All exterior doors must have non-removable door hinge pins,
- 2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored

B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

- 1.). 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.
- 2.) Bottom gate clearances must be 8" 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.
- 3.) 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.
- 4.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B2. Access Control - Security Strengthening for Key Control & Management Offices

- 1.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.
- 2.) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.
- 3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Maintenance & Management - Security Strengthening
- 1.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- 2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.
- 3.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248

e-mail: llarosa@larosaarchitects.com

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- 4.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.
- 5.) 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.
- 6.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

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.
- 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.
- 3.) 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.

*****Important Please Read*****

The CPTED Narrative in the DRC folder & the CPTED Diagram in the DRC Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.

*****Additionally*****

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.

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