

July 7, 2025

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 3300

RE: First Industrial- PH 2 Site Plan
Project #: 25-12000030
KEITH Project No.: 10607.14

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date August 8TH 2025, KEITH and the project team offer the following responses to your comments/questions:

PLANNING

Max Wemyss | Max.Wemyss@copbfl.com

Status: Review Complete- Pending Development Order

1. The property is platted as "First 95 Distribution Center, Phase II" PB 183, Pg 474. The plat note restricts Parcel B to 500,000 square feet of industrial use. Proposed Development is 315,340 square feet of industrial/warehouse. The plat requires utilities to be underground. Plat demonstrates locations of required easements and NVALs. The easement is shown on the site plan and the vehicular access does not conflict with the locations of any NVAL.
Response: Comment Acknowledged. The proposed project does not conflict with locations of the existing NVAL's.
2. Land use for this parcel is Industrial, the zoning is I-1 (General Industrial), which permits the proposed warehouse activity. Outdoor storage does not appear to be proposed. Please elaborate on any intended operations of the site, such as storage/warehouse/distribution facility, or other industrial operation.
Response: The proposed development is intended to serve as a warehouse and distribution facility, designed to accommodate regular freight activity. The site will feature designated truck bay areas to facilitate efficient loading and unloading operations for delivery vehicles.
3. The property is accessed from NW 12th Terrace and NW 12 Avenue. Both of these streets are within a nonresidential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). The 60 feet provided is sufficient. City engineer to confirm that no additional dedications are required for the unimproved sections of NW 10th Street.
Response: Comment Acknowledged. The property owner has requested that the City evaluate the potential for widening NW 12th Terrace and NW 12th Avenue.
4. Are the access points intended to be one-way in and one-way out? Please clarify on the site plan.
Response: Access from NW 12th Ter. And NW 12th Ave are intended to be two-way. Directional arrows have been added on all site plan sheets.

5. The property does not abut any right-of-way identified on the Broward County Trafficways Plan.

Response: Comment Acknowledged.

6. Application does not include Portion of Parcel A of Budget Plat (173-56) however the plat and site plan include the access easement. The site improvements do not appear to align with the location of the easement. Please advise or correct.

Response: The applicant will coordinate to relocate or vacate the easement.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Review Complete- Pending Development Order

1. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

2. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

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

Response: Provided By Client / Contractor.

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

Response: Provided By Client / Contractor.

5. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems and lift station, shown on the civil engineering plans.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

6. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system and lift station shown on the civil engineering plans.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

7. The City Utilities Division must approve these plans before the City's Engineering Division can.

Response: Comment Acknowledged.

8. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.



Response: Comment Acknowledged.

9. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****

Response: Comment Acknowledged.

10. () 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.
- () 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.
- Response: Comment Acknowledged.**

FIRE DEPARTMENT

Jim Galloway | Jim.Galloway@copbfl.com

Status: Review Complete – Pending Development Order

1. 417-CU-102 WATER AND SEWER PLAN.pdf - Changemark. Fire protection water supply. Fire protection water supply: plans show a 4inch. Most warehouses of this size require a larger demand. May want to consider locating fire pump and utility rooms to South end of building. this locates closer to public utilities and will provides better fire flow results.
Response: Changed to 6".
2. 418-CU-103 WATER AND SEWER PLAN.pdf - Changemark. Fire protection water supply. Fire protection water supply: plans show a 4inch. Most warehouses of this size require a larger demand. May want to consider locating fire pump and utility rooms to South end of building. this locates closer to public utilities and will provides better fire flow results.
Response: Changed to 6".
3. 418-CU-103 WATER AND SEWER PLAN.pdf - Changemark. Fire Dept Connection. Provide location of FDC: Preferred location of FDCs would be at the South ends of the buildings at corners of structure. 10 to 15 feet from a fire hydrant on same side of roads.
Response: FDC location revised to south side of building.
4. 417-CU-102 WATER AND SEWER PLAN.pdf - Changemark. Fire Dept Connection. Provide location of FDC: Preferred location of FDCs would be at the South ends of the buildings at corners of structure. 10 to 15 feet from a fire hydrant on same side of roads.
Response: FDC location revised to south side of building

DRC



ZONING DEPARTMENT

Pamela Stanton | Pamela.Stanton@copbfl.com

Status: Review Complete- Pending Development Order

1. Clarify the property boundaries and site plan limits. The Architectural Site Plan includes the triangular parcel north of the railroad, and the Overall Site Plan does not.
Response: The site plan limits have been adjusted to be consistent with all plans. The triangular parcel north of the railroad is not included in this project.
2. Provide an overall Civil Plan with a key map/diagram.
Response: Key map included on civil plans.
3. Provide a key map/diagram for the site plan sheets, keyed to the Overall Site Plan.
Response: A key map has been added to all the site plan sheets.
4. Delineate and label the 2-foot vehicle overhang on the site plan at all landscape areas and sidewalk locations.
Response: The 2-foot vehicle overhand has been delineated and labeled on the SP sheets.
5. On the Building Elevation sheets, provide exterior color, material, and finish information.
Response: Please refer to sheets A3.00, A3.01, A3.10 and A3.11.
6. Building height is measured from average finish grade in front of the building to the top of the roof slab, pursuant to Section 155.9401.G. Provide a dimension for each building for the height of the building, in accordance with this Section.
Response: Please refer to the site section detail 2/A2.00, also noted on sheet AS1.00.
7. Provide a site lighting/photometric plan, in compliance with the regulations of Section 155.5401: General Exterior Lighting Standards. Provide the illumination levels in footcandles in all vehicular use areas, at least 1.0 footcandle, and at all property lines, not to exceed 3.0 footcandles.
Response: A lighting plan has been provided. See sheets LL-101 – LL-103.
8. Provide details and specifications for all site lighting, light poles, etc., including mounting heights of luminaires, not to exceed 30 feet above grade.
Response: Lighting fixture schedules have been provided including details and specs. See sheet LL-103.
9. Provide written responses to all comments.
Response: A comment response letter will be provided for resubmittal.

LANDSCAPE DEPARTMENT

Wade Collum |

Status: Review Complete – Pending Development Order

1. Provide a signed and sealed landscape plan prepared by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.
Response: The landscape plan has been signed and sealed by a Florida Registered Landscape Architect.

DRC



2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: A signed and sealed tree survey is included with the DRC submittal package.

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper 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 in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

Response: A tree appraisal has been provided on sheets LD-001 – LD-003.

4. 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.

Response: A tree removal vs. proposed summary chart has been provided on sheet LD-003.

5. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

Response: Comment acknowledged. See the mitigation chart on sheet LD-003.

6. Please align the landscape sheets to match the numbering of sheets for the PGD and W&S plans so they all match.

Response: The landscape sheets have been renumbered to match the civil sheets.

7. Provide a graphic scale on all sheets, including the elevation plans.

Response: A graphic scale has been provided on all sheets.

8. Provide callouts for all landscape material on the plans.

Response: Callouts for landscape material have been provided. See sheets LP-101 – LP-103.

9. Provide a holding area for all trees / palms to be relocated and include a temporary irrigation plan for this area.

Response: Will coordinate with contractor at time of permitting.

10. Show all proposed retention areas on the landscape plan.

Response: All proposed retention areas are shown on the landscape plan. See sheets LP-100 – LP-103.

11. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: A data table has been provided on sheet LP-002.

12. Provide tree #'s for all existing trees proposed to remain on the landscape plan.

Response: All labels of the existing trees to remain have been provided on the landscape plan. See sheets LP-101 – LP-103.

13. Provide VUA requirements as per 155.5203.D along the east side.

Response: VUA required landscape has been added along the east side of the site. See sheets LP-102 and LP-103.

DRC



14. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

Response: Refer to the updated architectural elevations provided by the architect.

15. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

Response: Half of the canopy trees and palms on site meet the required heights. See sheet LP-100 for the landscape data table showing this.

16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 18.5' of landscape areas between a vehicular use area and an abutting building. This includes all areas within the loading areas of both buildings.

Response: Half of the required landscape area has been provided with a superior landscape design proposed as a modification. See sheets LP-101 – LP-103.

17. 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: Half of the required landscape area has been provided with a superior landscape design proposed as a modification. See sheets LP-101 – LP-103.

18. Provide a cross section detail of the proposed building footers / slab as it appears that it may 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: Refer to the detail of the proposed building footers provided by the architect.

19. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: All lighting fixtures are located outside of required planting areas to avoid conflict with existing and proposed trees. See sheets LL-101 – LL-103.

20. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response: A landscape island has been provided at the end of every row of parking as well as per every 10 spaces. All proposed islands meet the minimum 8' width and contain a tree, sod and irrigation. See proposed landscape and irrigation plans.

DRC



21. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: All trees have been proposed in locations that meet the minimum area required. See sheets LP-101 – LP-103.

22. Please shift the trees to the end of the third of all the parking lot islands.

Response: All parking island trees have been shifted to the end of the third of the island. See sheets LP-101 – LP-103.

23. There are significant utility conflicts throughout the site, both FDC's (approximately 7 locations) and a sanitary sewer connection on the south part of the project.

Response: Utility conflicts have been revised throughout the site. See sheets LP-101 – LP-103.

24. Pervious area calculations seem very tight and may be including the outparcel on the NE corner verify and discuss.

Response: Pervious area calculations have been revised and no longer include the outparcel on the NE corner of the site.

25. Clean up and adjoining railroad row as it appears that area is wrought with invasives that are negatively going to impact the required perimeter plantings of this project.

Response: Comment acknowledged. The team will coordinate with the FEC Railway.

26. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response: An irrigation plan has been provided. See sheets LI-101 – LI-103.

27. Bubblers will be provided for all new and relocated trees and palms.

Response: This note is included on sheet LP-100, note #4.

28. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.

Response: Planting details have been revised to reflect the specified planting hole size. See sheet LP-501.

29. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: This note is included on sheet LP-100, note #15.

30. 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: This note is included on sheet LP-100, note #14.

31. 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: This note is included on sheet LP-100, note #12.

32. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from

DRC



the contractor, the 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. An example of this would be; Violations 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 ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: This note is included on sheet LP-100, note #12.

33. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocations proposed if any.

Response: This will be included with the tree removal application by the Consulting Arborist.

34. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Response: This note is included on sheet LP-100, note #10.

35. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Comment acknowledged. Underground utilities have been routed to avoid tree protection areas where possible.

36. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

Response: Comment acknowledged.

37. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: This note is included on sheet LP-100, note #11.

38. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. Especially where there is tree protection and/or plant material is installed on site.

Response: This note is included on sheet LP-100, note #6.

39. As per 155.5203.B.2.b; 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: This note is included on sheet LP-100, note #7.

40. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Comment acknowledged. A comment response sheet has been provided.

41. Additional comments may be rendered at time of resubmittal.

Response: Comment acknowledged.

DRC



UTILITIES DEPARTMENT

Nathaniel Watson |

Status: Review Complete- Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Comment Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-plan submittal.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

3. Civil plans CU 101, 102, and 103 water and sewer propose expanding the water system upon the subject property and within the public right of way. The plan does not show how this system shall connect off-site. Additionally, the system appears to support domestic water and fire, which would require a different billing designation and meter configuration for the installation. Please clarify.

Response: Please see revised plans for connection to city water system. Two new 8" master meter assemblies are proposed at the property line.

4. Please submit an approved FDEP notice of intent permit for the proposed water main installation. Required during official e-plan submittal.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

5. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.

Response: It is currently in process. Once the permit is issued or a written exemption is received, a copy will be promptly submitted/uploaded for review and record.

6. Please indicate on the civil plan 416-CU-101 Water and Sewer the total site water consumption in gallons per day (GPD).

Response: GPD information included on sheet CU-101.

7. Please indicate on the civil plan 416-CU-101 Water and Sewer the discharge from the site in gallons per day (GPD).

Response: GPD information included on sheet CU-101.

8. Please attach the following 2025 City Engineering Standard details as they apply:
315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: Details included on sheet CU-505.

9. Please note on Landscape plan LP-100 Overall Planting plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Response: This note is included on sheet LP-100, note #13.

BROWARD SHERIFF'S OFFICE

DRC



David Cappellazo | david_cappellazo@sheriff.org
Status: Review Complete- Pending Development Order

1. Natural Surveillance (Landscaping)

1.) 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.

RESPONSE: Please refer to the Landscape's not portion of the revised CPTED Plan / Notes sheet and Narrative.

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."

RESPONSE: Please refer to the revised CPTED Plan / Notes and Narrative. For specific details regarding lighting, refer to items A through H under Lighting on the CPTED Notes sheet.

2.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

Please refer to the revised CPTED Plan / Notes and Narrative. For specific details regarding lighting, refer to items A through H under Lighting on the CPTED Notes sheet.

3.) Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Response: Please refer to the revised CPTED Plan / Notes and Narrative. For specific details regarding lighting, refer to items A through H under Lighting on the CPTED Notes sheet.

2. A2. Natural Surveillance Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.

Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting 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. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Response: This site will comply to ensure that all solid exterior doors must have a see-through reinforced security window. Please refer to the revised CPTED Plan / Notes and Narrative.

2.) For Commercial & Industrial, all solid exterior roll up bay doors must have a see-through vision panel or security window.

Response: Please refer to the revised CPTED Plan / Notes and Narrative.

DRC



3.) The placement of a window within a door must not facilitate the easy reach of the doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

Response: Please refer to the revised CPTED Plan / Notes and Narrative.

4.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.

RESPONSE: Please refer to the revised CPTED Plan / Notes and Narrative. Please refer to Note X under Natural Surveillance on CPTED Notes sheet.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

5.) For Commercial, Industrial, exterior stairwell risers (if any) should be of a see-through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

Response: The proposed development consists of two single-story buildings, in which the need for stairwells is not applicable. Site design will emphasize clear visibility of building entrances and pedestrian pathways to minimize potential concealment areas and reduce the risk of ambush or unauthorized activity.

3. 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 EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

1.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

Response: Please refer to the revised CPTED Plan for preliminary camera placement locations. At time of building permitting specific camera locations will be proposed showing complete coverage in these areas mentioned.

2.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

Response: Please refer to the revised CPTED Plan / Notes and Narrative.

3.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

Response: Please refer to the revised CPTED Plan / Notes and Narrative.

4.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be covered by video



surveillance. This includes secured areas designated for package deliveries & storage.

Response: Please refer to the revised CPTED Plan / Notes and Narrative.

4. B. Access Control Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

RESPONSE: Please refer to the revised CPTED Plan and Notes Sheet. Please see Note F under territorial reinforcement.

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 such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

RESPONSE: The proposed shell of the buildings will be pre-wired for the opportunity of future industrial tenants to install hard-wired burglary security alarms at time of tenant build-out.

3. For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business

Response: Please refer to revised CPTED Plan and Narrative.

4.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Response: Please refer to revised CPTED Plan and Narrative.

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

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

RESPONSE: External Dumpsters will be enclosed with swinging gates.

2.) Dumpster areas must be secured with Access Control and video surveillance.

Response: Dumpster areas will be secured with access control and adequate surveillance. Please refer to CPTED Plan / Notes sheet.

4. C. Territorial Reinforcements – Security Strengthening

*** ATTENTION ***

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

1.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to

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7' feet in 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: Please refer to revised CPTED Plan and Narrative.

2.) 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.

Goal: 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: Please refer to revised CPTED Plan and Narrative.

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

1.) For electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission.

Response: Please refer to revised CPTED Plan and Narrative.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

2.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

RESPONSE: Appropriate signage will be installed to support the implementation of traffic calming measures throughout the site.

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

Response: Please refer to revised CPTED Plan and Narrative.

5. D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

Response: Please refer to revised CPTED Plan and Narrative.

2. Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Response: Please refer to revised CPTED Plan and Narrative.

3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.

Response: Please refer to revised CPTED Plan and Narrative.

4.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

Response: Please refer to revised CPTED Plan and Narrative.

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E. Activity Support – Security Strengthening

1.) Conduct / Provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

Response: Please refer to revised CPTED Plan and Narrative.

2.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Response: Please refer to revised CPTED Plan and Narrative.

3.) Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

Response: Please refer to revised CPTED Plan and Narrative.

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.

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

Important Please Read

The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Diagram in the DRC or PAM 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.

Comments: Please refer to revised CPTED Plan and Narrative.

****PLEASE NOTE****

The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated in this review, are expected to be incorporated into this project at the time of tenant build out.

Response: Comment Acknowledged.

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