

August 11, 2023

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: Application #: PZ23-12000016**  
**KEITH Project No. 09506.02**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated August 2, 2023, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Review Complete Pending Development Order

**Notes / No Action Necessary:**

1. -Land use for this parcel is Low (L - 5 units per acre) residential, the property is located within the RD-1 (Two-Family) zoning designation and the lot size is 499,219 square feet (11.46 acres). Based on the land use and the zoning, the proposal for 36 single-family homes is permitted. The Applicant proposes a combination of 3 & 4 bedroom units, with 4 different models.

**RESPONSE: Comment Acknowledge**

2. -The property was platted in 2020 (Blanche Ely Parcel "A" - Plat Book: 183 Pg: 408), and the plat note restricts the property/ use to 102 duplex units. Based on the plat & the proposed scope, a plat note amendment would be required. Earlier this year (April 19, 2023), our department wrote a letter of no objection to amending the plat note to 36 single- family units on Parcel "A" and 40 duplex units on Parcel "B". Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.

**RESPONSE: Comment Acknowledge**

3. -Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval. A preliminary SCAD Letter has been provided signed April 20, 2023; however, will expire on October 16, 2023.

**RESPONSE: Comment Acknowledge**

4. -The property does not front on any roads / streets identified on the Broward County Trafficways Plan.

**RESPONSE: Comment Acknowledge**

5. -The property abuts NW 6 Avenue. The survey provided indicates the overall width of the right-of-way (50 feet wide). This roadway provides the minimum right-of-way required pursuant to Chapter 100.01. The Applicant indicated that the internal streets identified on the site plan be retained as private roadways managed by the association.

**RESPONSE: Comment Acknowledge**

6. -The city has sufficient capacity to accommodate the proposal.

**RESPONSE: Comment Acknowledge**

**ZONING DEPARTMENT COMMENTS: HELLENA LAHENS**

Plan Review: Hellena Lahens | [Hellena.Lahens@copbfl.com](mailto:Hellena.Lahens@copbfl.com)

Status: Review Complete Pending Development Order

1. Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.

**RESPONSE: Comment Acknowledge**

2. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval.

**RESPONSE: Comment Acknowledge**

3. Prior to issuance of a building permit, provide evidence that the Sustainable Development Point requirement has been met, with nonresidential development required to achieve at least twelve points from Table 155.5802, Sustainable Development Options and Points.

**RESPONSE: Comment Acknowledge**

4. Provide photos of the existing conditions of the property.

**RESPONSE: See 035 Photos of site.**

5. AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.

**RESPONSE: Comment Acknowledge**

6. Provide color renderings of the building elevations presenting actual color and material schemes.

**RESPONSE: See submittal package.**

7. Each planting plan should correspond to the proposed models. Be sure to include the model number on each plan (i.e model 1, model 1, etc).

**RESPONSE: Planting plans and irrigation plans for the models have been updated to include the model numbers.**

8. COMMENT NOT ADDRESSED. Provide a schedule with the number of allowable models of each type to address the architectural variability for the project. Include this information in the Site Data Table, a breakdown of each Model, the number of bedrooms with each model, and the number of parking spaces associated with each model.

**RESPONSE: Comments Acknowledge and Addressed. Refer to sheet 305 Site Plan Sp-103.**

9. COMMENT NOT ADDRESSED. The elevations provided are from finish floor. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. Revise the height measurements to be from average finished grade. (155.9401 G. Height).Revise the model drawings.

**RESPONSE: Comments Acknowledge and Addressed.**

10. COMMENT NOT ADDRESSED. Repetitive "look-alike" multi-building developments shall be prohibited. Provide a schedule with the number of allowable models of each type to address the architectural variability for the project. Include this information in the Site Data Table, a breakdown of each Model, the number of bedrooms with each model, and the number of parking spaces associated with each model.

**RESPONSE: Comments Acknowledge and Addressed. Refer to sheet 305 Site Plan Sp-103 to find the architectural variability for the project. This is a single-family home development not required to meet the**

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**multi-family home requirements.**

11. COMMENT NOT ADDRESSED. Multi-building development subject to these standards shall ensure that each structure is distinguished from other through the use of two or more of the features found in 155.5601.C.4. Clarify how this is addressed between the 4 models. Call out evidence on the elevation sheets.

**RESPONSE: This is a Single-Family Home Development; Comment does not Apply.**

12. Additional comments may be rendered a time of resubmittal.

**RESPONSE: Comment Acknowledge**

**LANDSCAPE REVIEW COMMENTS: WADE COLLUM**

Plan Reviewer: Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Review Complete Pending Development Order

1. 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. Mitigation table is incomplete and does not address any mitigation. Mitigation must be above and beyond what is required.

**RESPONSE: Mitigation table has been updated to reflect how mitigation is being addressed. Additional tables have been added to clarify how mitigation is being addressed.**

2. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, per table as it relates to lot square footage. This issue shall be clarified prior to DO being issued.

**RESPONSE: The data table has been updated to better reflect the requirements.**

3. The same Phasing Plan was resubmitted without addressing the comments. Provide a Phasing Plan for the site to include all amenities, Clubhouse, splash pad, playground, including perimeter and street trees as part of Phase I prior to the first CO's being issued. This issue shall be clarified prior to DO being issued. Staff is not accepting of the approach narrative provided.

**RESPONSE: This will be addressed at the DRC meeting on 8/16. A phasing site plan has been uploaded for clarity.**

4. Bubblers will be provided for all new and relocated trees and palms. Staff could not locate symbols. Staff could not locate symbols or callouts.

**RESPONSE: Bubbler symbols have been added to all irrigation plans, refer to sheets LI-101 through LI-204.**

5. Provide HOA Documents that clearly state that the trees on property are protected, cannot be removed and must be pruned and maintained in accordance currently accepted ANSI A 300 Part 1 Industry Standards and Industry Best Management Practices.

**RESPONSE: HOA Documents will be submitted at time of building permit stating tree maintenance practices will be in accordance with Industry Standards and Industry Best Management Practices.**

6. All tree work will require permitting by a registered Broward County Tree Trimmer.

**RESPONSE: Comment acknowledged.**

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

**RESPONSE: Comment acknowledged.**

8. Additional comments may be rendered a time of resubmittal.

**RESPONSE: Comment acknowledged.**

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### **CRA DEPARTMENT COMMENTS**

Plan Reviewer: Nguyen Tran | [nguyen.tran@copbfl.com](mailto:nguyen.tran@copbfl.com)

Status: Review Complete Pending Development Order

The 36 single family homes will be very compatible and supported by the adjacent community.

1. Will these affordable single family homes be for sale or rental?

**RESPONSE: Yes, the homes are for sale.**

2. If the homes are fee-simple ownership, will there be an HOA set up?

**RESPONSE: Yes, the homes are fee-simple ownership, and a HOA will be set up.**

3. If the homes are fee-simple ownership, will the HOA handle lawn maintenance and irrigation or will individual owners be responsible?

**RESPONSE: HOA should only be responsible for the common areas.**

### **ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | [David.McGirr@copbfl.com](mailto:David.McGirr@copbfl.com)

Review Status: Review Complete Pending Development Order

1. Submit / upload the (BCEPMGD) 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: Comment Acknowledge**

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**RESPONSE: Comment Acknowledge**

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**RESPONSE: Comment Acknowledge**

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

**RESPONSE: Comment Acknowledge**

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

**RESPONSE: Comment Acknowledge**

6. 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: Comment Acknowledge**

7. Submit / upload a copy 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 shown on the civil engineering plans.

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**RESPONSE: Comment Acknowledge**

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

**RESPONSE: Comment Acknowledge**

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Comment Acknowledge**

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Comment Acknowledge**

11. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that 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. 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. 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 the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545- 7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: Comment Acknowledge**

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Comment Acknowledge**

13. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off- site pavement marking and traffic signage plan.

**RESPONSE: Comment Acknowledge**

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA as amended from time to time.

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\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer: Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status:

No comments rendered at this time.

**ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS**

Plan Reviewer: Beth Dubow | [Beth.Dubow@copbfl.com](mailto:Beth.Dubow@copbfl.com)

Status: Review Complete Pending Development Order

NOTE: Recycling collection is not required, but it is encouraged.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

**BUILDING DIVISION COMMENTS: TODD STRICKER**

Plan Reviewer: James DeMars | [James.DeMars@copbfl.com](mailto:James.DeMars@copbfl.com)

Status: Review Complete Pending Development Order

**Advisory Comments**

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.

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.

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.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FFC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 306.1. Signs shall be provided to direct pedestrian traffic.

**P&Z**

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

**RESPONSE: Comment Acknowledge**

2. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

**RESPONSE: Comment Acknowledge**

3. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire- resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

**RESPONSE: Comment Acknowledge**

4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

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**RESPONSE: Comment Acknowledge**

5. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

**RESPONSE: Comment Acknowledge**

6. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: Comment Acknowledge**

7. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**RESPONSE: Comment Acknowledge**

8. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**RESPONSE: Comment Acknowledge**

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**RESPONSE: Comment Acknowledge**

10. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

**RESPONSE: Comment Acknowledge**

11. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

**RESPONSE: Comment Acknowledge**

12. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

**RESPONSE: Comment Acknowledge**

13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and

P&Z



reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

**RESPONSE: Comment Acknowledge**

14. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**RESPONSE: Comment Acknowledge**

15. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

**RESPONSE: Comment Acknowledge**

16. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

**RESPONSE: Comment Acknowledge**

17. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**RESPONSE: Comment Acknowledge**

18. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Comment Acknowledge**

19. 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: Comment Acknowledge**

20. 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: Comment Acknowledge**

21. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**RESPONSE: Comment Acknowledge**

**P&Z**

**BSO DEPARTMENT COMMENTS**

Plan Reviewer: Anthony Russo | [Anthonyrusso@copbfl.com](mailto:Anthonyrusso@copbfl.com)

Status: Review Complete Resubmittal Required

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

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

\*\*\* DISCLAIMER \*\*\*

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

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

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention \*\*Security Strengthening and CPTED Standards\*\*, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes.”

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).