



October 15, 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 September 18<sup>th</sup> 2025, KEITH and the project team offer the following responses to your comments/questions:

#### **FIRE DEPARTMENT**

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

Status: Review Complete – Resubmittal Required

1. 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 1 as amended from time to time.

\*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.

**RESPONSE: Comment Acknowledged.**

#### **ZONING DEPARTMENT**

Pamela Stanton | [Pamela.Stanton@copbfl.com](mailto:Pamela.Stanton@copbfl.com)

Status: Review Complete- Pending Development Order

1. Staff acknowledges that a key map has been included on the civil plans. Please also provide an Overall Civil Plan, similar to the Overall Site Plan.

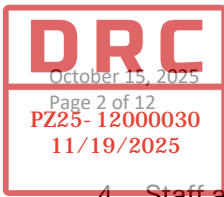
**RESPONSE: Please see added overall plans.**

2. Staff acknowledges that a dimension for building height measured from finish grade has been provided on the site section detail. Please provide the same dimension on the exterior building elevation drawings.

**RESPONSE: The overall building to roof dimension has been provided on all the elevation sheets.**

3. Staff acknowledges that a material and finish legend has been provided on the building elevation sheets. Be advised that additional information will be needed to proceed to the AAC, specifically, color and material samples, names, and manufacturers.

**RESPONSE: Noted. Color and material samples will be provided during the AAC phase.**



4. Staff acknowledges that a lighting fixture schedule has been provided. Please provide details for each type of lighting fixture and pole.

**RESPONSE: Details of the lighting fixtures and poles have been provided. See sheet LL-501.**

5. Clarify whether the elongated triangular parcel at the northeast corner of the site will be included in the project, as the site plan depicts a possible vehicular access connection to that parcel.

**RESPONSE: The triangular parcel on the northeast corner of the site will not be included in this site plan application.**

6. The existing 20-foot access and utility easement shown on the site plan does not line up with the proposed driveway at the northeast corner of the property, and the easement traverses the length of the landscape median and parking spaces at the south end of the site.

**RESPONSE: The 20-foot access and utility easement will be relocated to line up with the proposed driveway and not traverse any parking spaces or landscape medians.**

7. A cross-access easement may be needed for the vehicular access drive to the triangular parcel at the northeast corner of the property.

**RESPONSE: A cross-access easement is not required, as the northeast property is solely accessed by the owner for maintenance of the existing billboard.**

8. The Sustainability Narrative lists "Overhangs" as one of the selected Sustainable Development Point Options. Table 155.5802 states that overhangs must be present on all south windows for energy efficiency purposes, for 2 points. However, the exterior building elevations do not show overhangs on all of the south windows.

**RESPONSE: Overhangs are provided on all south-facing windows, as required by table 155.5802. Please refer to view 3 on sheets A3.00, A3.01, A3.10, and A3.20.**

## UTILITIES DEPARTMENT

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

Status: Resubmittal Required

1. Additional comments may be forthcoming 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. Required during the official Bldg. E-plan submittal.

**RESPONSE: Comment Acknowledged.**

3. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a 6 to 8-month order lead time. Please order these items promptly to ensure the services are available for installation.

**RESPONSE: Comment Acknowledged.**

4. Civil plan 416-CU-101 Water & Sewer Plan shows an existing 10" water main extended beyond NW 12th Terrace. City utility plat maps do not show the main extended beyond the service connection along NW 12th



Terrace. Please clarify this design. Has this been field verified?

**RESPONSE: Along NW 12<sup>th</sup> Terrace, there is an existing 10" public water main and meter assembly device as shown on the city atlas. From the meter on, the water main is privately owned. The proposed plan will remove the entire private water main and replace it with an 8" private main and 8" master meter assembly with a 10"x8" reducer connection the city water main.**

5. Please note on Landscape plan 700\_LP-101 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 has been included on sheet LP-100, note #13.**

6. Please note on civil plan 416-CU-101 Water & Sewer Plan that any existing unutilized water or sewer connection must be cut and capped at the main by the property owner. Please correct.

**RESPONSE: See revised sheet 416-CU-101 for additional notes.**

7. Please procure a Broward County Wastewater Collection permit or exemption for the proposed wastewater sanitary sewer system. This is required during the official e-plan submittal.

**RESPONSE: Comment Acknowledged.**

8. Please procure an FDEP notice of intent permit for the proposed domestic water main extension. This is required during the official e-plan submission.

**RESPONSE: Comment Acknowledged.**

## ENGINEERING DEPARTMENT

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Resubmittal Required

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: Comment Acknowledged.**

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: Comment Acknowledged.**

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: Comment Acknowledged.**

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: Comment Acknowledged.**



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: Comment Acknowledged.**

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: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

9. On plan sheet 418 CU-103, the proposed 2" force main that ties into the ARV? Why and where does this force main go?

**RESPONSE: The 2" force main connects to the existing ARV structure. This ARV runs northwest under the railway and through the parcel that ONX currently occupies. The force main eventually discharges into a city-owned manhole near the intersection of NW 15<sup>th</sup> Street and NW 12<sup>th</sup> Avenue. This work was completed under Broward County EPGMD Permit WW-62739 and was designed with the intent of the two proposed warehouses as shown on this site plan submittal.**

## LANDSCAPE DEPARTMENT

Mark Brumet | [Mark.Brumet@copbfl.com](mailto:Mark.Brumet@copbfl.com)

Status: Resubmittal Required

1. 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, and label as Tree Survey. Tree numbers shall match Tree Disposition

**RESPONSE: A tree survey has been uploaded for review.**

2. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Clearly define mitigation trees and palms with specific labels.

**RESPONSE: A mitigation exhibit has been provided which highlights the trees planted above and beyond code requirements. Please refer to sheet LM-101-LM-103.**

3. Provide callouts for all landscape material on the plans, and correct label quantities to match trees proposed. See sheet LP-103.

**RESPONSE: Callouts for all landscape material have been updated. See sheets LP-101 - LP-103.**

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



**RESPONSE:** There are only two trees proposed to be relocated. This relocation will take place as a 1 time move and the trees will be moved directly into the final location. A holding area will not be required. Irrigation will be provided at time of relocation. The relocated tree locations are shown on sheet LP-101.

5. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Update to correct information provided.

**RESPONSE:** The data table on sheet LP-100 has been updated with the correct information.

6. 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 (9.5'), 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:** The shortfall in required landscape area has been provided with a superior landscape design proposed as a modification. We include elements from categories i, ii, iii, iv & vi. See sheets LP-101—LP-103.

7. 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. 282 total trees required, 87 trees provided at 16'+, required = 141.

**RESPONSE:** The landscape data table has been updated to breakdown the existing and proposed landscape on site that meet this requirement. See sheet LP-100.

8. 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:** The building VUA calculations have been provided on the landscape data table. Due to the shortfall in the VUA landscape area, a superior landscape design is proposed as a modification. We include elements from categories i, ii, iii, iv & vi. See sheet LP-100.

9. Pursuant to Code Section 155.5203.D.4.a.i: Provide interior landscape requirements equal to 15% of the total VUA, and provide this information in a data table format on the landscape plan in accordance with the referenced code section.

**RESPONSE:** Interior landscape calculations have been provided on the landscape data table. See sheet LP-100.

10. 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. Clearly show and label building footers on the landscape plan.

**RESPONSE:** A detail of the proposed building footers has been provided by the architect. The extent of the building footers has been shown on the landscape plans. See sheets LP-101 – LP-103.

11. 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). Clearly show proposed light poles and their radii on the landscape plans. Conflicts are still observed on the Lighting plans provided.

**RESPONSE: Conflicts between lighting and landscape have been resolved. See sheets LP-101 – LP-103.**

12. 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: All utility conflicts have been resolved throughout the site. See sheets LP-101 – LP-103.**

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

**RESPONSE: The NE corner is not part of this site plan application and is not included in the pervious calculations.**

14. Clarify parcel on NE corner to determine if it is considered part of the site or off-site as it is not the same property owner, in addition clarify if this areas is part of the pervious calculations.

**RESPONSE: The NE corner is not part of this site plan application and is not included in the pervious calculations.**

15. 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. Provide specific restoration notes to include invasive removal, grading and sodding.

**RESPONSE: The applicant respectively notes that they are not responsible for performing improvements and/or on property owned by others as a requirement for approval of this site plan application. While the applicant is committed to maintaining their property in accordance with project requirements, any invasive plants that cross over onto the applicant's property will be cut back to the adjacent property. The applicant does not have legal access or authority to enter neighboring properties, and the City may not impose conditions related to maintenance or landscaping on land outside the applicant's control.**

16. 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. Update multi-stem tree detail to reflect this on sheet LP-501.

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

17. Provide note on the landscape and site plans: 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: This note has been included on sheet LP-100, note #16 & SP-100, note #1.**

18. 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. Note not completely provided; correct on sheet LP-100 and add to Site Plan.

**RESPONSE: This note has been included on sheet LP-100, note #6 & sheet SP-100, note #2.**

19. Scale on the Elevations sheets appears to be off. Provide graphic bar scales on all plans for ease of review.

**RESPONSE: A graphic bar scale has been provided at each elevation for ease of review.**

20. Coverage not shown at the bottom of the retention areas. Provide irrigation coverage for all areas.

**RESPONSE: Irrigation has been provided to spray along the banks of the retention areas. Bahia sod is proposed within the bottom of the retention areas.**

21. Provide a detail summary table for Tree Disposition List to include total tree count, total non-specimen trees to be protected, total specimen trees to be protected, total palms to be protected; total non-specimen trees to be removed with DBH total, total specimen trees to be removed with \$ value, and total palms proposed to be removed with \$ value; provide total \$ value of trees to be relocated or DBH inches.

**RESPONSE: A detailed summary table with the requested information has been provided. See sheet LD-003.**

22. Provide appraised values for all palms in the Tree Disposition List per FS Rule 14-10.057.

**RESPONSE: Appraised values have been provided for all palms in the tree disposition list. See sheets LD-001 – LD-003.**

23. Provide condition ratings in percent form for all trees and palms in Tree Disposition List.

**RESPONSE: Condition ratings in percent form for all existing trees and palms have been provided. See updated tree disposition list on sheets LD-001 – LD-003.**

24. Tree protection detail does not match approved COPB Tree Protection Barricade Detail. Replace details to match approved detail.

**RESPONSE: Tree protection detail has been revised to match approved COPB detail. See sheet LD-003.**

25. Existing trees to remain shall be shown on the landscape plans with dark lines to match new proposed trees for ease of review and field inspections.

**RESPONSE: Existing trees to remain have been shown with darker lines. See sheets LP-101 – LP-103.**

26. Clarify if symbols used for exiting trees are scaled and accurate as to size of tree canopy onsite.

**RESPONSE: Symbols used for existing trees have been confirmed to be scaled and are accurate to the size of the tree canopy onsite.**

27. Clearly label all street trees on the plan. In addition, separate proposed Live Oak trees at east side of SW retention to be 30' apart. Sift the middle one closer to the entrance.

**RESPONSE: Understory street trees have been proposed in place of the Live Oak trees due to the overhead wires along NW 12<sup>th</sup> Terrace. A note has been provided to clearly call out the street trees. See sheet LP-101.**

28. Extend south perimeter landscape area north into the open drive aisle space to reduce pavement area. Staff has a concern regarding the large expanse of asphalt at the entrance to the site.

**RESPONSE: The south perimeter landscape is proposed to stay as is to provide enough room for the large truck-turning radii. See sheet SP-104 for the circulation paths.**

29. Remove any landscape shown on all plans that are not Landscape Plans or Tree Disposition plans.

**RESPONSE: Landscape has been removed from all other plans except for the landscape and tree disposition plans.**

30. Resolve conflicts with site signage and required tree locations.

**RESPONSE: Any conflicts between signage and trees have been addressed by repositioning the trees behind the signs to ensure clear visibility. See sheets LP-101 - LP-103.**



31. Label all sod areas and identify areas to receive Bahia sod. List both in the plant list and provide approximate sqft.

**RESPONSE: Note #1 on sheet LP-100 has been provided to specify that all sod on the site is to be St. Augustine except for the retention areas which are labeled as Bahia on sheets LP-101 – LP-103. Sod has been added to the plant list. Approximate square footage is to be calculated by the contractor at time of permitting.**

32. Shift hedge placement along east perimeter to be along the property line where the property line jogs slightly east.

**RESPONSE: The eastern perimeter hedge has been shifted to follow along the property line. See sheets LP-101 – 103.**

33. Separate/shift proposed palms along the east perimeter to help screen the view of the building from the public ROW to the east.

**RESPONSE: The proposed pine groupings have been extended to help better screen the view of the building. See sheets LP-101 – 103.**

34. Provide a note to use Pine straw mulch for all proposed Pine tree locations.

**RESPONSE: Notes have been provided to use Pine straw mulch under the Pine tree groupings. See sheets LP-101 – LP-103.**

35. 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.**

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

**RESPONSE: Comment acknowledged.**

## **BROWARD SHERIFF'S OFFICE**

David Cappellazo | david\_cappellazo@sheriff.org

Status: Resubmittal Required

1. PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" (Your CPTED diagram is stamped but your CPTED narrative is not.)

**RESPONSE: Please refer to the revised CPTED Narrative which has the confidential stamp placed on it.**

## **A2. Natural Surveillance Security Strengthening**

2. 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.

**RESPONSE: All solid exterior doors will be equipped with either a see-through reinforced security window or a security viewer. Additionally, all roll-up, garage, and bay doors will include a window to ensure visibility and compliance with commercial and industrial security standards. Please refer to note Y under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

3. 2.) 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: All exterior windows, including those within entry doors, will be impact resistant. Please refer to note Z under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

### A3. Electronic Surveillance Security Strengthening

4. 1.) Required to meet 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: ... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes.

**RESPONSE: A security camera system in compliance with CPTED will be provided. The surveillance coverage is appropriate for the property's use and location. Please refer to note aa under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

5. 2.) Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

**RESPONSE: An exterior security camera system in compliance with the CPTED will be provided. Please refer to note U under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

6. 3.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.

**RESPONSE: Electronic surveillance cameras will be strategically positioned to ensure both active and passive observation throughout the site. Please refer to Site Cones demonstrated on CPTED Plan.**

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

**RESPONSE: An exterior security camera system in compliance with the CPTED will be provided. Please refer to note V. under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

8. 5.) 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: The security camera system proposed with this application will be limited to the exterior of the building, providing coverage of public-facing and perimeter areas. As the project includes speculative office spaces, interior camera systems will not be installed at this stage. It will be the responsibility of future tenants to implement their own interior security systems as part of their individual buildout and operational requirements. Please refer to note w. under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

9. 6.) (For Commercial, Industrial & Retail) Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

**RESPONSE: The roof access ladder is lockable to prevent unauthorized roof access. Please refer to note X. under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

10. 7.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes

more rapidly.

**RESPONSE: The exterior security camera system will be designed to provide full coverage of all vehicle parking areas, ensuring comprehensive surveillance and alignment with site security requirements. Please refer to note Y. under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

11. 8.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

**RESPONSE: The exterior security camera system will be configured to provide clear and continuous surveillance coverage of the U.S. Mail kiosks and post office box station. Please refer to note z. under Natural Surveillance Security Strengthening on the CPTED Diagram and Narrative.**

#### B. Access Control Security Strengthening

12. 1.) 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: This requirement is not applicable to the proposed project at this time, as the interior spaces are speculative and will be completed based on future tenant needs. Security measures, including interior camera systems, will be addressed during the tenant improvement phase in accordance with operational requirements and applicable standards.**

13. 2.) 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. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

**RESPONSE: This comment is not applicable to this project as it does not include any security / front desk or reception areas.**

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

14. 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: The proposed dumpster enclosures will be designed to meet all specified security requirements. Please refer to note k. under Access Control Security Strengthening on the CPTED Diagram and Narrative.**

15. 2.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

**RESPONSE: Vandal resistant / motion-sensor security lights will illuminate the dumpster areas between sunset and sunrise. Please refer to note l. under Access Control Security Strengthening on the CPTED Diagram and Narrative.**

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

**RESPONSE: Access control will be provided via a physical lock on the outside of the dumpster gate. The exterior camera security system will cover the dumpster areas. Please refer to note m. under**



## **Access Control Security Strengthening on the CPTED Diagram and Narrative.**

### **B2. Access Control Security Strengthening for Key Control & Management Offices**

17. 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

**RESPONSE: Should any keys be stored onsite – they will be stored in a signal blocking locked safe. Please refer to note n under Access Control Security Strengthening on the CPTED Diagram and Narrative.**

18. 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

**RESPONSE: The proposed project does not currently include a designated security office. If one is incorporated in the future, it will be equipped with an alarm system and a robust mechanical locking mechanism to ensure appropriate security measures are in place.**

19. 3.) A surveillance camera must monitor the office key storage area.

**RESPONSE: This requirement is not applicable to the proposed project, as it does not include a designated key storage area within the scope of development.**

20. 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

**RESPONSE: All of the exterior doors will include a security viewer or impact resistant glass. Please refer to note o under Access Control Security Strengthening on the CPTED Diagram and Narrative.**

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

21. 1.) 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: To enhance pedestrian safety and reduce vehicle speed, stop signs and appropriate traffic control signage will be installed throughout the site. Please refer to the note a. under Security Strengthening Parking Lots / Parking Garages / Covered Parking on the CPTED Plan and Narrative.**

22. 2.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents

**RESPONSE: Please refer to Landscape Plan LP-101 and CPTED Plan SP-201, which demonstrate that adequate foundation landscaping will be provided as a precautionary measure. These elements are designed to enhance site aesthetics while supporting safety and visibility in accordance with CPTED principles. Please refer to the note b. under Security Strengthening Parking Lots / Parking Garages / Covered Parking on the CPTED Plan and Narrative.**

23. 3.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

**RESPONSE: To enhance pedestrian safety and reduce vehicle speed, stop signs and appropriate traffic**

control signage will be installed throughout the site. Please refer to the note c. under Security Strengthening Parking Lots / Parking Garages / Covered Parking on the CPTED Plan and Narrative.

#### D. Maintenance & Management Security Strengthening

24. 1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / 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: This requirement is not applicable to the current scope of the project, as it does not include a security office, front desk receptionist, or hosts. Should a future tenant elect to incorporate such features as part of their interior buildout, compliance with this CPTED requirement will be addressed at that time.**

25. 2.) 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: All air conditioning equipment will be installed on the building's rooftop to mitigate the risk of theft and unauthorized access. Each unit will be securely fastened to the roof curb assembly using metal straps to ensure stability and protection. Please refer to the note h under Maintenance & Management Security Strengthening on the CPTED Plan and Narrative.**

#### PLANNING

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Status: Review Complete- Pending Development Order

1. 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 20-foot access and utility easement will be relocated to line up with the proposed driveway and not traverse any parking spaces or landscape medians.**

