



June 13, 2023

CES #: 22-12806

City of Pompano Beach Building Department

City Hall - Main Building

100 West Atlantic Boulevard,

Pompano Beach, Florida 33060

RE: Oriano's Chicago Avenue Pizza

1 East McNab Road

Pompano Beach, Florida 33060

To whom it may concern,

We have received plan review comments dated 05/23/23 and have corrected our plans as follows:

PLANNING

Daniel Keester

daniel.keester@copbfl.com

-A plat "McNab Cypress Corners," is recorded in the Broward County Records (Plat Book 178 Page 5; Instrument #: 108005127). The plat is restricted to 7,000 square feet of bank use. While the proposed use of the property is in conformance "commercial use" in the land use category, the restaurant is not a bank & a plat note amendment must be submitted/ approved to the City & County.

Response: Owner has updated the plat as requested.

Notes / No Action Necessary:

-Land use for this parcel is Commercial, and the zoning for the property is B-3 (General Business). The site plan proposes to enclose the restaurant totaling 6,350 square feet of commercial use. The proposed restaurant is a permitted use in this land use category, subject to compliance with all zoning regulations.

Response: Noted.

-The city has sufficient capacity to accommodate the proposal.

Response: Noted.

FIRE DEPARTMENT

Jim Galloway

jim.galloway@copbfl.com

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

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to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Response: Please see revised sheet CP-101. Fire hydrants have been shown on plans as required. Two existing hydrants are provided within 400' of the building, see revised sheet CP-101.

BUILDING DIVISION

Todd Stricker

todd.stricker@copbfl.com

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.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

- 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.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

- 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.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

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

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

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

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

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- City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

- 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 2017 FBC Accessibility.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

- 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.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

- FBC_BCA 107.3.4.O.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 2017 FBC.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general building notes.'

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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

2. 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.O.1).

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

3. FBC_BCA 107.3.4.O.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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'



4. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response: Please see revised sheet SP1.0 for parking data.

Required parking 46, provided parking 46.

5. 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: Please see revised sheet SP1.0 for parking data. Required parking 46, provided parking 46. Per FBC A 208.2: 2 accessible parking spaces are required and 2 have been provided (these 2 accessible parking spaces are 'existing to remain').

6. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

7. 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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

8. 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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.' Please also refer to Civil plans for general notes.

9. 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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

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10. 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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

11. 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: Acknowledged. Please see revised sheet SPO. I for added note, under 'general notes.'

LANDSCAPE REVIEW

Wade Collum

wade.collum@copbfl.com

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response: Please see revised Landscape plans here attached.

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

Response: Please see revised Landscape plans here attached.

3. 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: Please see revised Landscape plans here attached.

4. It appears that there are no major changes to the landscaping as per the previously approved plan, please offer written verification of this.

Response: Please see revised Landscape plans here attached.

5. Provide the original landscape plan of record for this property. The site will minimally have to meet these requirements.

Response: Please see revised Landscape plans here attached.

6. Please verify what changes to enhance curb appeal are proposed for the landscaping.

Response: Please see revised Landscape plans here attached.

7. Some of the existing landscaping has been left to deteriorate, and the irrigation appears to have been shut off. As a result some of the existing material will need to be replaced.

Response: Please see revised Landscape plans here attached.

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8. Provide a graphic scale on landscape plan.

Response: Please see revised Landscape plans here attached.

9. Provide a landscape details sheet.

Response: Please see revised Landscape plans here attached.

10. 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: Please see revised Landscape plans here attached.

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

Response: Please see revised Landscape plans here attached.

12. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: Please see revised Landscape plans here attached.

13. 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: Please see revised Landscape plans here attached.

14. 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: Please see revised Landscape plans here attached.

15. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from 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: Please see revised Landscape plans here attached.

16. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: Please see revised Landscape plans here attached.



17. 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.

Response: Please see revised Landscape plans here attached.

18. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Please see revised Landscape plans here attached.

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

Response: Please see revised Landscape plans here attached.

20. 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: Please see revised Landscape plans here attached.

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

Response: Please see revised Landscape plans here attached.

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

Response: Acknowledged.

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

Response: Acknowledged.

WASTE MANAGEMENT

Beth Dubow

beth.dubow@copbfl.com

1. Provide a circulation plan showing all turning radii measured in feet (not auto turn) along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'. Needed especially for south entrance (off of E McNab Road) and to and from the garbage dumpster enclosure.

Response: Please see new sheet SP1.1 for new circulation plan showing the garbage truck turning radius, as requested.

NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler.

Response: Acknowledged. Please see new sheet SP1.1 for added note.

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NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling (as of October 1, 2022).

Response: Acknowledged. Please see new sheet SP1.1 for added note.

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 & 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.

Response: Acknowledged. Please see new sheet SP1.1 for added note.

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 should you have any questions or concerns regarding this review.

Response: Acknowledged.

ZONING

Hellena Lahens

Hellena.Lahens@copbfl.com

1. This application is subject to the Major Site Plan and Building Design. The addition to the site results in development that contains more than 5,000 sq ft gfa.

Response: Acknowledged.

2. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to Zoning Compliance Permit approval, per TABLE 155.5802: Sustainable Development Options and Points.

Response: Please see sheet SP2.0/ 11 'Sustainable development options and points,' where 12 points have been achieved.

3. In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit (155.5509).

Response: Please see revised sheet SP1.0 for added note requiring all utilities to be located underground. However, all exiting utilities are already underground.

4. Provide a zoning table that is consistent with Sec.155.3304 General Business (B-3). Information on the site data table should include: required, existing, and proposed.

Response: Please see revised sheet SP1.0/3 for updated Zoning table.

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5. Provide a project narrative that describes the scope of the proposed use, hours of operation, and type of restaurant.

Response: Please refer to attached 'Scope of the proposed Use_ Narrative,' for requested information.

6. A restaurant requires one parking space per 4 persons of maximum occupancy capacity of customer service areas(s), not the number of seats. Outdoor seating requires 1 space per 8 persons of maximum occupancy capacity of outdoor seating area(s). The parking for both the proposed restaurant and the existing restaurant combined will be required. Provide the parking calculation breakdown on the table.

Response: Please see revised sheet SP1.0 for updated parking calculation.

7. Include the maximum occupancy load on the site data table.

Response: Please see revised sheet SP1.0 for updated parking calculation.

8. Provide the amount of tables and seats outdoor on the seating table.

Response: Please see revised sheet SP1.0 for updated parking calculation.

9. The outdoor seating is subject to Sec. 155.4303.V. Include in narrative the outdoor seating will comply with the provisions of this accessory use.

Response: Please refer to attached 'Scope of the proposed Use_ Narrative,' for requested information.

10. Will there be any speakers outside? All speakers are subject to Chapter 97 Noise control. No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties.

Response: No speakers shall be located outside the restaurant.

11. All pedestrian walkways must be seven feet wide in commercial zoning districts (155.5101.H.3). Show and dimension the pedestrian walkway abutting the outdoor seating in the front and west side of the building.

Response: Please see revised sheet SP1.0 where all pedestrian walkways are at least 7'-0". The pedestrian walkway on the west side of building abutting the outdoor seating is now 7'-0", and the pedestrian walkway abutting the front outdoor seating is now 8'-2".

12. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

Response: Please see revised landscape architect plans for this information.

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13. A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

Response: Please see revised sheet SP1.0 where on the west side of the existing structure we have added a 20'-7" x 4'-5" landscape area, as requested.

14. Except for single-family dwellings, shrubs shall be planted along the base of any building facade facing a street. This requirement shall not apply to a building facade constructed along or within one foot of the street right-of-way boundary, or along those parts of a building facade containing building entrances, driveways into garages or carports, or loading docks (155.5203.E).

Response: Please see revised sheet SP1.0 note 36 for location of shrubs within 20'-7" x 4'-5" landscape area.

15. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. The elevations are shown measured from the finished floor; revise the height measurements to be from average finished grade. (155.9401 G. Height).

Response: Please see revised sheets A7.0 and A8.0 for updated elevation marks from Average Finished grade at front of structure.

16. Illustrate locations of lighting fixtures with 15 ft radius circle on the landscape plan to verify conflicts with tree trunks, per Section 155.5203.B.2.g.. If palm or tree trunks are shown within 15 ft radius circle, relocate the lighting fixtures.

Response: Please see revised landscape architect plans for this information.

17. Provide a cut-sheet or product information of proposed lighting fixtures per Section 155.5401.

Response: Please refer to here attached lighting fixture cut sheets.

18. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a. Verify it on exterior elevations.

Response: Please be advised, the existing street-facing front elevation facing East McNab Road is 30% occupied by an existing store front.

19. All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, per Section 155.5602.C.7.b. Verify it on exterior elevations.

Response: Please see revised sheets A7.0 and A8.0 for added note.



20. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to Zoning Compliance Permit approval, per TABLE 155.5802: Sustainable Development Options and Points.

Response: Please see sheet SP2.0/ 11 'Sustainable development options and points,' where 12 points have been achieved.

21. Provide a circulation plan demonstrating trash pickup, drive-thru circulation, and pedestrian and vehicular areas.

Response: Please see new sheet SP1.0 Circulation plan, as requested.

22. A photometric plan will be required at time of DRC. Site lighting shall meet the requirements of code section 155.5401. Note that light fixtures are restricted to a maximum height of 30' in nonresidential district. Additionally, a minimum of 1.0 foot-candle is required within the vehicular use areas and a maximum of 3.0 foot-candles is permitted along the property lines.

Response: Please see here attached photometric plan, as requested.

23. Per Chapter 156, sign requires a separate permit. It shall be removed from a building permit or sign permit numbers will be required.

Response: Please see revised sheet SP1.0 where the proposed sign has been removed. Signs will be under a separate permit.

24. If a free standing sign is proposed in a recorded easement, an executed easement agreement will be required prior to permit approval.

Response: No free-standing signs are proposed.

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

Response: Acknowledged.

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

Response: Acknowledged.

27. 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: Acknowledged.

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

Response: Please see here attached the color renderings, as requested.



BSO

Patrick Noble

Patrick_Noble@sheriff.org

I. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials _____ **Response: Please see here attached information required.**

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Initials _____ **Response: Noted**

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot 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.

Initials _____ **Response: Noted**

d. 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. This helps to prevent, deter and/or reduce disturbances and/or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials _____ **Response: Noted**

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Initials _____ **Response: Noted**

2. CPTED Landscaping Standards

- 2A: Natural Surveillance – Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials _____ **Response: Noted**

b. Ensure to design out existing or potential concealment and ambush points to deter/prevent criminal activity. Again, planning and design experience in this area is vital.

Initials _____ **Response: Noted**



c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials _____ Response: Noted

d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials _____ Response: Noted

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

- 2B: Territorial Reinforcement – Landscaping
 - a. Design in dense, 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., as a deterrent to 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 (if any) so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials _____ Response: Noted

3. CPTED Lighting Standards

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials _____ Response: Please see here attached narrative addressing compliance with CPTED lighting standards.

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.' Lighting specifications have been included in this submittal as well.

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

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Initials _____ **Response: Noted**

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Initials _____ **Response: Noted**

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Initials _____ **Response: Noted**

f. 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.

Initials _____ **Response: Noted**

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials _____ **Response: Noted**

h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Initials _____ **Response: Noted**

i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials _____ **Response: Noted**

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. All solid exterior doors, including each individual residential unit entry door, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides 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 have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials _____ **Response: Noted**

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that

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hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

Initials _____ **Response: Noted**

c. Fences (if any) should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials _____ **Response: Noted**

d. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing (if any) by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials _____ **Response: Noted**

e. All exterior doors must have non-removable door hinge pins and the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

Initials _____ **Response: Noted**

f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Initials _____ **Response: Noted**

5. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

a. 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.

Initials _____ **Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'**

b. For Commercial Businesses including Commercial Residential/ Hotels/ Multi-Family with Security/ Front Desk Receptionists/ Hosts & Industrial: Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard 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.

DRC



Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

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

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

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

Initials _____ Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)



a. Describe access key control security system - general description only, avoid specific location of key storage safe.

Initials _____ **Response:** Knox box and alarm system.

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

Initials _____ **Response:** Noted

c. A surveillance camera must monitor the office key storage area.

Initials _____ **Response:** Noted

d. Management office door must have a security viewer (peephole) or reinforced security window.

Initials _____ **Response:** Noted

8. Parking Garage (if any) &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials _____ **Response:** Noted

b. Explain how this development will secure/ operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing nonlegitimate unauthorized users and dangerous trespassers from breaching inside private property boundaries to commit crimes such as thefts, burglaries, auto thefts, robberies, sexual assaults & batteries, etc. (see Electronic Surveillance Section).

Initials _____ **Response:** This project will provide overlapping cones for the security camera system around the parking areas and proper lighting will be utilized as well. Signs will be put in place to communicate that the parking areas are to be used by customers only and that all other vehicles will be towed.

c. Vehicles are frequently burglarized in parking lots (& garages) leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials _____ **Response:** Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'

d. Violent Robbery incidents, primarily in parking lots (and garages), have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist. These incidents result in some of the most frequent costly instances of premise liability lawsuit cases.

Initials _____ **Response:** Noted



e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials _____ Response: Noted

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials _____ Response: Noted

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life threatening criminal situation.

Initials _____ Response: Noted

h. (Multi-residential or commercial offices for example) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials _____ Response: Noted

i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Initials _____ Response: Noted

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Note that the property owner (initially) and not the police are responsible for towing these vehicles unless they have been reported stolen.

Initials _____ Response: Noted

k. (Recommended, especially for larger parking lots such as big box stores, etc.) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials _____ Response: Noted

9. (Only if any) Enclosed Parking Garage Emergency Blue Light Call System – Security Strengthening

a. Locate the Blue Light Call Assistance System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

Initials _____ Response: Noted

10. Graffiti Maintenance – CPTED

DRC



a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials _____ **Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'**

11. 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 ENSURE OPTIMAL RESULTS.

Response: Noted

a. 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."

Initials _____ **Response: Noted**

b. 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.

Initials _____ **Response: Noted**

c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

Initials _____ **Response: Noted**

d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials _____ **Response: Noted**



e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials _____ **Response: Noted**

f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

Initials _____ **Response: Noted**

g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials _____ **Response: Noted**

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Initials _____ **Response: Noted**

i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials _____ **Response: Noted**

j. 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.

Initials _____ **Response: Noted**

I 2. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

Initials _____ **Response: Noted**

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Initials _____ **Response: Noted**



c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials _____ **Response: Noted**

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Initials _____ **Response: Please see revised sheet SP3.0 for added note, under 'CPTED general notes.'**

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

Initials _____ **Response: Noted**

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Initials _____ **Response: Noted**

g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Initials _____ **Response: Noted**

13. Miscellaneous: CPTED & Security Strengthening – Restaurants

There is a good reason for including monitors regarding comprehensive safety and security and I will do my best to explain why. Employee theft, it's a huge problem in the restaurant business. Not all staff or the public should have viewable access to ALL camera feeds displayed on the recommended viewable monitor. It's exactly for this reason, rampant employee theft, that it's essential to implement tried and tested industry security methods to ensure the restaurant, its staff, customers, and neighbors don't become victims of crimes such as property theft or worse, violent assaults or robberies. Security monitors have proven to be a common security equipment deterrent application to crime demonstrated through their widespread use in many of the largest businesses including restaurants throughout the world. The use of viewable monitors qualifies as an effective CPTED strategy, therefore here are a few points to mention for careful consideration:

1. Video surveillance shown as "IN USE" in and of itself can be a powerful crime deterrent
Response: Noted



2. Viewable monitors placed in a central area show outward evidence to all that video surveillance is in use facility wide BROADCASTING clearly that crimes will be discovered, and recordings used as evidence for arrest and full prosecution.

Response: Noted

3. Viewable monitors make it plainly obvious that the area, its valuable, its employees, its customers (potential victims or sometimes would be thieves - as in running out on their bills which is becoming more common), are all being watched over for the safety and security of everyone and their valuables.

Response: Noted

4. A viewable monitor should display what's going on at the rear door area as businesses with multiple doors should ensure that not all these doors are always accessible to any and everyone at any time. Back and side doors to and from the kitchen, storage room, and offices should normally remain locked and secured. Leaving a back door open or unlocked is inviting trouble. Except for an employee needing to go in and out for a specific task, it creates a readily available obvious opportunity for employees to discreetly slip out of the building with money or restaurant property. Furthermore, it also makes it all too easy for a thief or potentially dangerous subject to quickly enter the restaurant and steal or assault those inside. Effectively restricting access through the side rear door will keep staff and everyone safer and deter theft. Staff must be trained and reminded to keep the door closed and locked and not to leave it propped open inadvertently inviting thieves inside. Of course, it goes without saying, a quick release exit handle must be included on the inside of the door and a buzzer should be activated on the door whenever it's opened.

Response: Noted

5. Camera feeds that are to remain off limits to staff for internal security reasons, etc., do not have to be displayed on the viewable monitor but can be viewed on any other secure monitor or device from anywhere, and that should suffice to satisfy the concerns of management regarding viewable monitors. Those secure recordings can be viewed regularly or as necessary.

Response: Noted

ENGINEERING DEPARTMENT

David McGirr

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1. Clarify on the plan sheet 037 CP-101 Utility plan that there will be no work within the city right-of-way and no new connections to the city utility system.

Response: Please see revised sheet 037 CP-101. Note has been added to the CP-101 sheet as requested.

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

Response: Acknowledged.



3. 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: Please see revised Landscape plans here attached.