



PZ23-12000055

08/21/2024

LLR Architects Inc.

May,14, 2024

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

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

BUILDING DIVISION

Todd Stricker

todd.stricker@copbfl.com

Advisory Comments

1. 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: Acknowledge

2. 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: Acknowledge

3. 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: Acknowledge

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

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Response: Acknowledge

5. 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: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

9. 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: Acknowledge

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

Response: Acknowledge

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11. 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: Acknowledge

12. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

17. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if

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applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledge

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

Response: Acknowledge

19. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc.), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. 10. 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 impression seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

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

Response: Acknowledge

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23. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: Acknowledge

24. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Acknowledge

25. 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: Acknowledge

26. 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: Acknowledge

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

Response: Acknowledge

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28. 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: Acknowledge

29. 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: Acknowledge

30. 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: Acknowledge

31. 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: Acknowledge

32. 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: Acknowledge

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Process Number: PZ23-12000055***

ENGINEERING DEPARTMENT

David McGirr

954-786-5514

david.mcgirr@copbfl.com

Pre-Application review 2-13-24

Reganzani Group Warehouse

1. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com

Response: Revised accordingly

2. Civil plans need to be separated. One for water and sewer and one for PGD.

Response: Revised accordingly, refer to sheets C-1.1 and C-1.1 A

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

Response: Revised accordingly, refer to sheets C-1.2

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

Response: To be provided

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

Response: Acknowledge

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

Response: Acknowledge

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

Response: To be provided

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

Response: To be provided

9. With the proposed construction please place a note on PGD plan that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

Response: Revised accordingly, refer to sheet C-1.1A

10. 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: Revised accordingly, refer to Landscape Plans provided in this revision.

11. The proposed civil plan sheet 003 C-1 you are proposing to pave the entire right-of-way of SW 14 Ave. without proposing any drainage. Per CO 100.38 Drainage of Public Right-of-way

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the

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maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways.

Response: The intent is to mill and resurface roadway in areas where work was performed

12. Please note on civil plan sheet 003 C-1 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

*. How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: revised accordingly

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

BSO

Anthony Russo

Anthony.Russo@sheriff.org

1. * ATTENTION *****

Please Thoroughly Read & Initial All the Following Important Statements To Attest That the Security Plan Preparer/ Owner's Agent Understands & Will Comply With All the Following Conditions:

A. * CPTED / SECURITY CONSULTANT *****

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

B. * DISCLAIMER *****

SAFETY AND SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials LLR

C. * CPTED & SECURITY STRENGTHENING *****

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. *** Initials LLR

D. * 155.2407.E.9., SITE PLAN REVIEW STANDARDS *****

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS..." THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials LLR

E. * PRELIMINARY APPLICATION REVIEWS (PAM) *****

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses. Initials LLR

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F. * CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED**

FOR APPROVAL: *** Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include ‘comment responses’ to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.

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

YES ____ OR NO ____

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials LLR

SIGN FULL NAME: LUIS LA ROSA

***** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED**

FOR APPROVAL: ***

1. 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.

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.

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.

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.

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.

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Response: Acknowledge

2. 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.

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.

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

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

e) 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 so that it obstructs Natural Surveillance and results in providing concealment/ ambush.

Response: Acknowledge

3. CPTED Lighting Standards

a). Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

b). 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.

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

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

e) 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.

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

Response:

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

a) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager 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.

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

c) Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing 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.

d) All exterior doors must have non-removable door hinge pins, and it is recommended to include 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.

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

Response: Acknowledge

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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.

Response: Acknowledge

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:

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.

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.

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.

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

f) Dumpster areas must be secured with Access Control.

Response: Acknowledge

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.)

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- a) Describe access key control security system - general description only i.e.; Mechanical, Electronic, Biometric, etc.
- b) Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.
- c) A surveillance camera must monitor the office key storage area.
- d) Management office door must have a security viewer (peephole) or reinforced security window.

Response: Acknowledge

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

- a) Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight “cones”.
- b) (Only if applicable) An Access Control vehicular gate entrance into the parking lot / garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- c) 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)
- d) Post signage in parking areas forbidding vehicles other than owner’s/ authorized guests to park and loiter in private parking lot.
- e) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- f) 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.

Response: Acknowledge

9. Graffiti Maintenance – CPTED

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- 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.

Response: Acknowledge

10. 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.

- a) 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.
- b) 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.
- c) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- d) 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: Acknowledge

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11. 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.
- 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.
- c) Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
- 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.
- e) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- 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.
- 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.
- h) Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
- i) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

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j) Exterior bench seating (if any) for public use should be CPTED. orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

Response: Acknowledge

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

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

Response: Revised accordingly

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PZ23-12000055

08/21/2024

LLR Architects Inc.

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

UTILITIES

Nathaniel Watson

nathaniel.watson@copbfl.com

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
Response: Acknowledge
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.
Response: Acknowledge
3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.
Response: Acknowledge
4. Please submit a sedimentation and erosion control plan.
Response: provided
5. Civil plan 003 C 1 Civil Plan notes that a 2" domestic water main is along SW 14th Avenue. The water main is 6" typical. Please correct. Contact City GIS Manager Tracy Wynn @ tracy.wynn@copbfl.com to receive pertinent utility information for the subject development.
Response: Revised accordingly, refer to sheet C-1.1
6. As per City Engineering Standard detail 107-2 Typical 2" Water Service, show on Civil plan 003 C 1 Civil Plan for the proposed 2" domestic water service a 6" tapping saddle with a 2" resilient seated gate valve boxed to grade. Propose the service connection as per the detail showing the service meter just behind the recorded property line of the property. Please correct.
Response: Revised accordingly, refer to TYP detail on sheet C-1.2

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7. Please note on Civil plan Civil plan 003 C 1 Civil Plan that any existing water or sewer service available to the proposed development not utilized must be retired at the main as per City specification by the owner.

Response: Added note

8. Please note that as per City records (3) three sewer lateral are available to the lot along SW 14th Avenue.

Response: Revised accordingly, refer to sheet C-1.1

9. Please note on Civil plan Civil plan 003 C 1 Civil Plan the total site water consumption in (GPD) gallons per day.

Response:

10. Please note on Civil plan Civil plan 003 C 1 Civil Plan Civil plan the total wastewater discharge from the site in (GPD) gallons per day.

Response: revised accordingly

11. Civil plan 003 C 1 Civil Plan notes that a 4" wastewater main is along the 20' alley way adjacent to the subject property. The wastewater main is 8" typical. Please note that sewer lateral is 6" typical to the City accessible sewer cleanout located just behind the recorded property line as according to City Engineering Standard detail 200-1 Service Laterals with Risers. Please correct. Contact City GIS Manager Tracy Wynn @ tracy.wynn@copbfl.com to receive pertinent utility information for the subject development.

Response: Revised accordingly, refer to sheet C-1.1

12. Please attach all pertinent 2022 City Engineering Standard details for the off-site utility connections as they apply.

Response: Revised accordingly, refer to sheet C-1.2

13. 2022 City Engineering Standard details can be obtained at the following link:
<https://www.pompanobeachfl.gov/government/engineering/standarddetails>.

Response: Revised accordingly, refer to sheet C-1.2

14. Please submit a site civil plan that properly detail all off site water and sewer infrastructure and connections or work. Please correct.

Response: Revised accordingly

15. Please note on Landscape plan 011 L 1-1 Landscape 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: Revised Landscape plans submitted in this revision

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

FIRE DEPARTMENT

Jim Galloway

jim.galloway@copbfl.com

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

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

Response: Revised accordingly, refer to sheet C-1.1

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

Response: Acknowledged

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

Response: To be provided

4. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13

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Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledged

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