

**CPTED NARRATIVE/SUN 1 PROJECT**  
City of Pompano Beach

**CPTED Principal #1 – Natural Surveillance**

Probably the most important and commonsense Principle, Natural Surveillance has been employed heavily on the Sun 1 design. Obstructions from visual surveillance play an important role in the plan:

- A combination of low planting material that will stay low naturally without too much maintenance, along with trees limbed to the 8' high clearance to allow for the visual corridor to see in from the main access roadway to the north, NW 16<sup>th</sup> Street and also from NW 15<sup>th</sup> Court to the south.
- The spread of the trees has been taken into account as well and gaps between the perimeter tree-lines have been controlled along the edges.
- As the site is existing; the trees near light poles obstructing light have been maintained to avoid obstruction of light and any that were obstructing lighting were removed if in poor condition.
- New trees have avoided all light pole obstructions, as well as, lower species employed where necessary to not reduce the lighting cast.

**CPTED Principal #2 – Natural Access Control**

The entrances and exits are clearly marked, as is the direction of activity to the scales at the front of the site which controls activity in and out of site with electronic gate controls. From the scale building, users must check-in their trucks and vehicles and are directed to where to drop off their 'loads'. Parking is marked and only allowed at the southern end by the existing office for those who work on site or in limited circumstances are visiting the site.

**CPTED Principal #3 – Territorial Reinforcement**

Public areas clearly distinguished from private ones and as noted in the Principles above, the lighting, signage, and landscaping all play a role in the territorial reinforcement. Truck/vehicular access to the site is through the main gates, at which point, the users are directed to the higher activity area of the site for unloading and/or directed to the office in the rear as needed.

**CPTED Principal #4 – Maintenance**

There are also mechanical surveillance cameras throughout the site which further reinforce and maintain controls throughout the site. These monitors can be seen by the users and assist in the presence of 'being watched'. As part of the Company's Maintenance Plan there is a well-organized system of security and surveillance; this information has been provided at the end of this letter in the Appendix.

**CPTED Principal #5 – Activity Support**

The higher activity area is at the entrance of the site, just inside the entrance gate, by the scales. This being the area of highest activity on site, the gates are manned, and vehicles weighed in. After hours, lighting and mechanical controls take the larger role in monitoring of the site. Use of these commonsense principles along with mechanical support of cameras and a security system assist in deterring crime throughout the site.

**See Appendix following for the Client's Operations Manual, for other controls, times of operation and specifics for the existing facility**



Jill B. Cohen, RLA, ISA, AICP  
President. JBC Planning & Design

2.20.20

Date:



1312 Majesty Terrace  
Pompano Beach, FL 33062  
561-802-1292

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**PZ20-12000009**  
**11/18/2020**

## APPENDIX 1

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PZ20-12000009  
11/18/2020

# OPERATIONS AND MAINTENCE PLAN

## OVERVIEW

This manual is provided to you, the employee, as a guide to help familiarize you with the standard operating procedures used at this facility. One of your responsibilities is to understand and participate in the daily operations as a member of a team and to assist with any emergency situations that arise.

## II. ADMINISTRATION

Metal Resource was established in Florida as a Metal Recovery debris recycling facility. The facility is owned and operated by LGL Recycling Systems. Manager and President is Charles Gusmano.

## III. FACILITY DESCRIPTION

The Resource Metal Recovery facility is located at 2241 NW 15<sup>th</sup> Court Pompano Beach, Fl. 33069. It is secured by perimeter fencing, lighting systems, cameras and alarm notification systems.

### ***Operating Hours are:***

Monday through Friday	6:00am - 5:00pm
Saturday	6:00am - 2:00pm
Sundays	Closed

### ***Facility management includes the following individuals:***

Chief Operating Officer	Charles Gusmano
General Manager	Anthony Badala
Operations Manager	Carlos Abrigo
Environmental	Francis J. Bermudez.
Facility Manager	Walter Nufio
Shop Supervisor	Felix Arrianna
Spotter	Ernesto Martinez
Safety Coordinator	Francis J Bermudez

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# OPERATIONS AND MAINTENCE PLAN

## IV. OPERATIONS

The operation system at the facility includes the following steps:

- A. Equipment Startup
- B. Incoming Materials Check-In
- C. Material Processing
- D. Facility Shutdown
- E. Emergency Control
- F. Security Control

Each of these steps is detailed below:

### A. EQUIPMENT STARTUP

6:00 A.M. Mechanic and equipment operators arrive and inspect all machinery to ensure that it is in good working order. If any machinery is found to need mechanical attention/maintenance, the mechanics will address such needs. A maintenance shed located on the property is fully equipped to meet most mechanical needs. Equipment on site, are Front End Loaders and an Excavator.

### B. INCOMING MATERIAL CHECK-IN

#### Step 1

- a. At the check-in points, all loads from new or unknown customers are visually inspected by the spotter to identify any unacceptable materials.
- b. If unacceptable materials are identified at check-in, the load is rejected and a Load Rejection Form is prepared. If accepted, the volume of the load is calculated so a fee can be assessed, and the hauler is directed to the appropriate materials unloading area. If the load is rejected, the customer is asked to eliminate all objectionable items in future loads so that the loads can be accepted.

#### Step 2

- a. At the unloading area, spotters visually check all deliveries for unacceptable materials.

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# OPERATIONS AND MAINTENCE PLAN

## B. MATERIALS PROCESSING

1. Once check-in activities are completed, the hauler is directed to a designated unloading area. During unloading and once unloaded, the materials are visually inspected again for unwanted, unacceptable materials. Unwanted, unacceptable materials are returned to the hauler during this stage.
2. Once the initial materials screening has been completed, the initial sorting and separating stage begins. Materials are sent through the processing equipment where mechanically separated and sent to its storage containment area Non-recyclable materials include carpeting, asphalt, shingles, tarpaper and incidental garbage. These materials are disposed of within forty-eight (48) hours of receipt of the incoming load.

## D. FACILITY SHUTDOWN

6:00 PM All equipment is shut down and allowed to cool before site lockout. The cooling process takes about 1/2hour. The Plant Supervisor conducts a walk-through of the facility to confirm that all shutdown procedures have been implemented. Once satisfied, all gates are locked.

## E. EMERGENCY CONTROL AND SECURITY CONTROL

The types of emergencies that may occur at the facility include medical emergencies, fire, spills and natural disasters such as hurricanes, tornadoes or floods. The most harmful and/or costly losses incurred during an emergency situation include personal injury or death, loss of records, damage to neighbors on their property and equipment damage or destruction.

## SECURITY

Lighting, Cameras, fencing and alarm systems have been set up at the facility. During the course of business the spotter will address visitors and send them to the office for the sign in process. All visitors will be escorted in and out of the facility. The scale attendant will monitor the visual camera system and report any unusual activities to the manager. At closing the security system will be switched to remote where the visual system will record the alarm system will be activated. At sunset the lighting system will be initiated to illuminate the facility. All gates secured along with the office and shop areas. A Supervisor will ensure security is initiated.

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# OPERATIONS AND MAINTENCE PLAN

## Emergency Resources

Fire or Ambulance 911

## Preparatory Activities

An alarm (fog horn) will be sounded to notify all employees and on-site visitors that an emergency situation has occurred.

1. Follow guidelines in the Emergency Response Plan.
2. Field emergencies will be reported to the Facility Operations office.
3. The Operations Office notifies the Facility Manager or his designee.
4. The Facility Manager will determine the nature<sup>1</sup> of the emergency.
5. Personnel are notified of emergency instructions, (standby, evacuate, relocate)
6. All employees should remain at their post until they are relieved or asked to evacuate.
7. The designated emergency skills team is notified if help is needed. This team will take all practical efforts to safely contain and control the emergency, if possible. The actions that can be used to contain and control the situation are as follows: Initiate equipment shutdown, evacuate damage areas and move or remove volatile or threatened items like fuel, equipment, etc.
5. When the emergency is over, the alarm will be sounded again to notify employees that the facility is "All Clear".

## Medical Emergencies

Since medical emergencies can and do occur, they may require on-site attention. Therefore, at least one person will be trained in the use of first aid and CPR. Your contact person is Luis Guzman. Only minor injuries are attended to on-site. Should medical assistance be required, the facility will call 911.

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<sup>1</sup> The situation is assessed with respect to its character, source severity, extent, impact and human/environmental hazards.

# OPERATIONS AND MAINTENANCE PLAN

## **Families**

When an employee is injured or killed, one employee will be selected to assist the family as needed. HRS personnel will decide this at the corporate level.

## **Fire Control**

The present fire control plan for the facility includes employees and professionals. Employees will assist as directed by the Fire Department in the operation of the facilities equipment. And of all on-site fire fighting aids such as the fire hydrants located on the west of the facility. The fire department is available on call and has access to all gates. To control potential fires, don't park equipment on existing stockpiles overnight. Remember that firefighting should be left to professionals. When calling the fire department, provide the facility address and the exact location of the fire. Employees should participate only if their safety is not compromised and the fire is incidental or insignificant. At night or on weekends, the fire department should always be notified.

## **Evacuation**

Should the Facility Manager authorize an evacuation of the facility, please remember to evacuate the facility in an orderly fashion. Do not block gates or driveways so that the emergency vehicles can gain access to the facility. During the evacuation, the Facility Manager or his designee will check all buildings, storage and equipment areas and restrooms to ensure that all employees are safe.

## **Explosions**

The acceptance of tanks, cans, compressed gas cylinders and the like are not within the facility's permitted function. These wastes, upon discovery, will be containerized and removed within 48 hours. Care should be utilized in handling these special wastes. In the event of an explosion, personnel should be removed from the vicinity and the Fire Department and Hazardous Materials Unit will be called to respond. They will assess the hazard based upon what is known about the container and utilize appropriate protective gear. Personnel will not attempt to respond to explosions at this site.

## **Wind**

If the occurrence of excessive wind comes about, operations that would encourage the production of windblown sand, debris and paper shall be curtailed. The Operations Manager will be responsible for deciding when winds are too high for safe operation. Alternative methods of stockpiling may be an appropriate response to high wind in order to prevent wind capture. In general, activities should be arranged and sequenced in accordance with prevailing wind conditions in order to minimize the generations of windblown particulate. Additional controls can include portable windscreen fencing, water truck, reconfiguring piles and limiting operations.

## **Hurricanes**

In the event of an approaching hurricane, the site should be prepared by the removal to the maximum extent possible of all items, which could become windblown by high winds. Moving

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## OPERATIONS AND MAINTENCE PLAN

equipment and auxiliary equipment should be placed in the maintenance barn or as close to the structure as possible. Operations will be curtailed during the hurricane. Acceptance of waste as the hurricane approaches may need to be limited by the Operations Manager so that excessive stockpiling does not create unsafe conditions. A plan should be implemented to alternate facility personnel so personal and company business can be obtained without minimal obstruction.

### The Press

Only a designated spokesperson will talk to the press about emergency situations. The press will focus on who, what, where, as well as the aftermath results, the impact to people and equipment, and the results of and causes for the emergency

### Employee Training

Designated personnel assigned to emergency response functions and their alternates will be thoroughly trained to perform such functions. Local training sources include the fire and police departments, the Red Cross and Hospitals. Should you have an interest in performing emergency response functions, please see your supervisor. Safety meetings will be conducted on an as needed basis. In addition, the Facility Operator (certified by TREEO or other certified company officials) will train all spotters and gate personnel, as required by the FDEP and using basic resource materials from the approved TREEO's Spotters Waste Screening Class and TREEO's Landfill Operators Short Course. Spotters will be trained upon employment. Additionally, the Facility Operator or other certified company official will give all spotters an updated class no less than semi-annually and/or spotters will be required to attend the Waste Screening Class offered by TREEO.

Upon signature, this acknowledgement becomes part of your personal file.

I have read this Manual (or have had it read to me), understand its contents, and will obey with its instructions for my own benefit.

I have also read and instructed employees assigned to the facility the nature of the operational plan.

\_\_\_\_\_  
Employee Signature

\_\_\_\_\_  
Date

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# OPERATIONS AND MAINTENCE PLAN

\_\_\_\_\_  
Supervisor's Signature

\_\_\_\_\_  
Date

Name	Mobile Number	Pager Number	E-Mail
Anthony Badala	561-441-9095	Nextel	Tbadala@lglrecycling.com
Carlos Abrigo	561-662-2002	Nextel	cabrigo@lglrecycling.com
Walter Nufio	954-515-2678	Nextel	
Ernesto Montanez	561-225-3524	Nextel	
Francis J. Bermudez	954-868-1339	Nextel	fbermudez@sasfl.us

# DRC

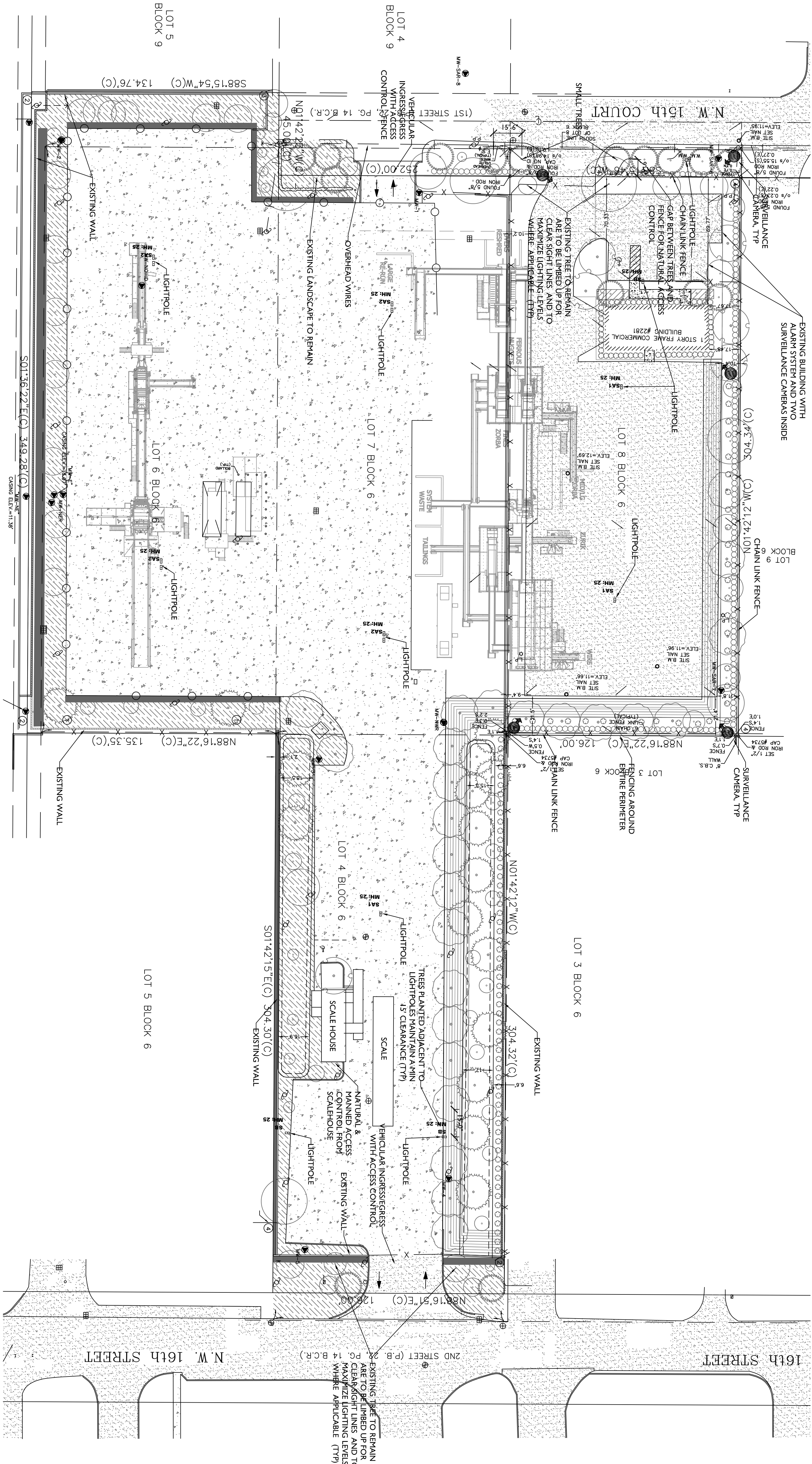
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## APPENDIX 2

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LEGAL DESCRIPTION

LOT 4, 7 AND 8 BLOCK 6 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

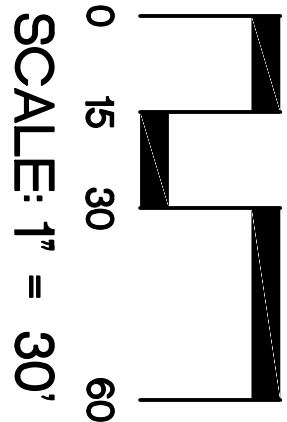
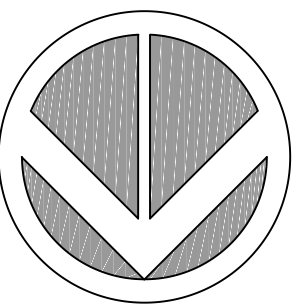
TOGETHER WITH:

LOT 6, BLOCK 6, THE WEST ONE-HALF OF VACATED N.W. 22ND AVENUE LYING EAST OF AND ADJACENT TO SAID LOT 6 AND THAT PORTION OF N.W. 15TH AVENUE LYING WEST OF AND ADJACENT TO SAID LOT 6 AND THAT PORTION OF N.W. 15TH AVENUE LYING EAST OF AND ADJACENT TO SAID LOT 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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11/18/2020

**LGL RECYCLING - SUN 1**  
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Sheet Title CPTED PLAN	Revision Dates	Date JANUARY 2020	Sheet Number CPTED-1	Seal
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