

MARCH 6, 2024

BSO COMMENTS RESPONSE LETTER

RE: 4791 N FEDERAL HIGHWAY
POMPANO BEACH, FLORIDA 33064
P&Z NO. **23-12000049**
RESPONSE TO DEVELOPMENT REVIEW COMMITTEE BSO COMMENTS – 1ST REVIEW.

PLEASE SEE THE FOLLOWING RESPONSES TO THE REVIEW COMMENTS FOR THE ABOVE REFERENCED PROJECT:

BSO COMMENTS – PATRICK NOBLE

1.1 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.

OWNER INITIALS - *DT*

AGENT INITIALS - *CJ*

1.2 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.

OWNER INITIALS - *DT*

AGENT INITIALS - *CJ*

1.3 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.

OWNER INITIALS - *DT*

AGENT INITIALS - *CJ*

1.4 155.2407.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.

OWNER INITIALS - *DT*

AGENT INITIALS - *CJ*

1.5 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.

OWNER INITIALS - *DT*

AGENT INITIALS - *CJ*

1.6 THE LATE-NIGHT BUSINESS NOW OR LATER? 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.

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RESPONSE: THERE IS NO ANTICIPATED LATE-NIGHT BUSINESS BUT THE PROJECT WILL COMPLY WITH LATE-NIGHT BUSINESS REQUIREMENTS AS NEEDED.

OWNER INITIALS -

SIGN FULL NAME:

AGENT INITIALS -

1.7 SECURITY STRENGTHENING, NATURAL SURVEILLANCE AND ACCESS CONTROL - DOORS, WINDOWS, OVERHANGS, PERIMETER FENCES AND WALLS, ETC.

- A. PREVIOUS FOR COMMERCIAL & INDUSTRIAL: ALL SOLID EXTERIOR DOORS MUST HAVE EITHER A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS INCLUDES 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 AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES. 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.

OWNER INITIALS -

AGENT INITIALS -

1.8 SECURITY STRENGTHENING - BURGLAR SECURITY ALARMS/ SAFES - PHYSICAL & MECHANICAL SECURITY STRENGTHENING

- A. COMMERCIAL AND INDUSTRIAL: SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS: INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND PROVIDE AN ADDITIONAL 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 SERIOUS EMERGENCY.

OWNER INITIALS -

AGENT INITIALS -

1.9 DUMPSTER & ENCLOSURE (IF ANY): CPTED, NATURAL SURVEILLANCE AND SECURITY STRENGTHENING

- A. TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND/ OR A CONCEALMENT/ AMBUSH POINT FOR CRIMINALS, WHICH MAY IN ADDITION TO NON-EMPLOYEES ALSO INCLUDE EMPLOYEES WHO HAVE OFTEN CONCEALED COMPANY SUPPLIES, MATERIALS, EQUIPMENT AND/ OR TOOLS FOR LATER THEFT, 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:

OWNER INITIALS -

AGENT INITIALS -

- 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-SHIELEDED PADLOCK

OWNER INITIALS -

AGENT INITIALS -

- 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.

OWNER INITIALS -

AGENT INITIALS -

- 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. ENSURE THIS PASSAGEWAY IS ADA COMPLIANT.

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- OWNER INITIALS - DT AGENT INITIALS - CJ
- E. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- F. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
- OWNER INITIALS - DT
- 1.10 GRAFFITI MAINTENANCE – CPTED
- A. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL, INCLUDING HOTELS AND MOTELS, ETC., EXTERIOR WALL SURFACES ALONG ANY BUILDING PERIMETER OUTSIDE A FENCED IN AREA MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN ADDITIVE UP TO 8 FEET FROM THE GROUND LEVEL 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. PROOF OF PRODUCT INFORMATION MUST BE SUBMITTED WITH PLANS FOR APPROVAL.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- 1.11 ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING REQUIRED TO PROTECT EMPLOYEES, RESIDENTS, GUESTS AND THE GENERAL PUBLIC FROM ROBBERY, BURGLARY, SEXUAL BATTERY, AND OTHER SERIOUS AND VIOLENT CRIMES.
- A. M.O. 155.2407.E AND M.O. 115.26 SITE PLAN REVIEW STANDARDS: DEVELOPMENT COMPLIES WITH CRIME PREVENTION ***SECURITY STRENGTHENING - INCLUDES MECHANICAL AND ELECTRONIC SECURITY*** AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED INCLUDING, ELECTRONIC SURVEILLANCE. SECURITY CAMERAS HELP DETER AND PROTECT PROPERTY AND PERSONS FROM THEFT, BURGLARY, ROBBERY, AND OTHER VIOLENT CRIMES."
- OWNER INITIALS - DT AGENT INITIALS - CJ
- B. ENSURE ELECTRONIC SURVEILLANCE CAMERA AND MONITOR PLACEMENT IN STRATEGIC LOCATIONS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- C. SHOW SIGHT "CONES" INDICATING COMPREHENSIVE COVERAGE
- OWNER INITIALS - DT AGENT INITIALS - CJ
- D. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- 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.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- F. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, ALL EXTERIOR BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND INTO THE BUILDING PERIMETERS.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- G. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.
- OWNER INITIALS - DT AGENT INITIALS - CJ
- H. ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN

DRC

AUDIBLE/ VIDEO INTERCOM AND CALL SYSTEM FOR EXAMPLE AT MAIN ENTRANCE.

OWNER INITIALS - DT

AGENT INITIALS - CJ

1.12 MISCELLANEOUS: CPTED & SECURITY STRENGTHENING

- A. 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.

OWNER INITIALS - DT

AGENT INITIALS - CJ

- B. 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.

RESPONSE - NOT APPLICABLE.

- C. ENSURE ANY AND ALL SEATING BENCHES HAVE SINGLE SEAT DIVIDER BARS TO DETER AND/ OR PREVENT UNINTENDED USE BY PERSONS LOITERING AND LAYING DOWN SUPINE ON THE BENCHES.

RESPONSE - THERE ARE NO EXTERIOR SEATING AREA. THE DESIGN WILL DETER UNINTENDED SEATING WHERE APPLICABLE.

OWNER INITIALS - DT

AGENT INITIALS - CJ

Douglas Dhiem
Dhiem CARLOS JUSTINIANO

DRC