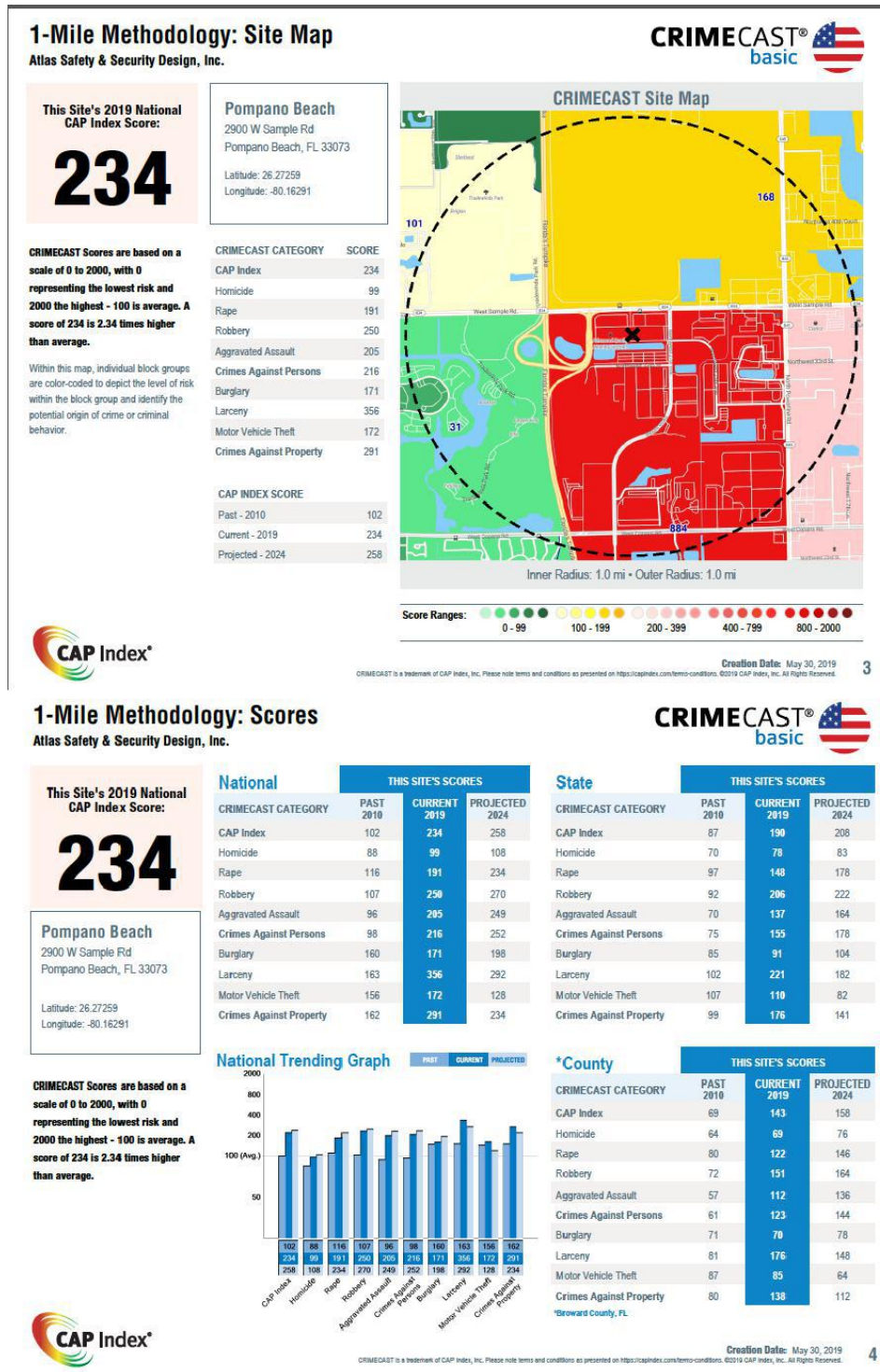


Festival Marketplace North Expansion Public Safety / CPTED Plan

The crime risk for the Festival Marketplace North Expansion is moderate.



DRC

PZ22-12000027

8/17/2022

CPTED Principles as they apply to this project:

CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

- There are windows and glazing in the proposed retail/restaurant building on all four sides. Businesses can observe visitors entering from the street into the lobby entrance and parking lots.
- The lighting plan is providing excellent illumination to the exterior of the buildings, the parking lots, the exterior walkways and public spaces, and vehicular entrance for good visibility and accountability.
- The Racetrac Gas Station Convenience Store will have Video surveillance, and smart video analytics will be placed around the entranceways into the station, the pump areas, and the store entrance. The video surveillance system will be recorded and announced with warning signage that the property is under video surveillance.
- The Racetrac Gas Station and Store will comply with the Florida Convenience Business security Act of 1992 FSS 812.1701-812.175.

The Convenience Business Security Act was implemented to protect convenience businesses from violent crimes. The Act established minimum-security standards for the operation of convenience businesses. The Attorney General's Office is responsible for the enforcement and training is provided on how to conduct convenience store inspections; security standards and devices required by law; and to provide a model Robbery Deterrence and Safety Training Program.

The Convenience Business Security Act requires that certain security devices and standards be established at all convenience businesses open any time between 11 p.m. and 5 a.m. The Act, which is contained in sections 812.1701-812.175, Florida Statutes, places enforcement authority within the Office of the Attorney General. Violations of the law may result in civil penalties of up to \$5,000.00.

Under the Act, a convenience business is defined as one that:

- Is primarily engaged in the sale of groceries, or both groceries and gasoline; and
- Is open for business during any hours between 11 p.m. and 5 a.m.

Excluded from the Act are businesses that:

- Are solely or primarily in the restaurant business; or
- Have five or more employees on the premises between the hours of 11 p.m. and 5 a.m.; or
- Have more than 10,000 square feet of retail floor space; or
- Have the owner or a member of the owner's immediate family (spouse, mother, father, brother, sister or child) working on the premises between the hours of 11 p.m. and 5 a.m.

Minimum Security Standards

- Training in robbery deterrence and safety for each employee, conducted through an approved curriculum
- Drop safe or cash management device that is secured to the floor or counter or that weighs at least 500 pounds
- Lighted parking lot

- Notice at the entrance that the cash register contains \$50.00 or less
- Height markers at the entrance
- Window sign placement allowing an unobstructed view of the sales transaction area from inside and outside the building
- Window tinting that allows for physical identification of all persons in the sales transaction area from outside the building
- A written cash management policy, kept on-site, that limits cash on hand between the hours of 11 p.m. and 5 a.m.
- A security camera system that is capable of retrieving an identifiable image of an offender, including an annual test photo and a maintenance log showing maintenance every four months
- A silent alarm
- Additional security measures, if required (see below)

Additional security measures are required when:

Convenience businesses at which a murder, robbery, sexual battery, aggravated assault, aggravated battery, kidnapping or false imprisonment has occurred in connection with the operation of the business must have one of the following additional security measures in place between the hours of 11 p.m. and 5 a.m.:

- At least two employees on the premises at all times
 - A secured safety enclosure made of transparent polycarbonate
 - A security guard or off duty law enforcement officer on the premises
 - Locked premises with business conducted through an indirect pass-through, trap door or window
- The Racetrack Store and any restaurants in the expansion that operate after 11pm. Until 5am must comply with the City of Pompano Beach Business Security Code SS 115.26 which mirrors the Florida Convenience Business Security act of 1992. The Pompano Ordinance (115.26 (F) (1) requires video surveillance and 24 hour on site security or 24 hour camera monitoring of the building including the parking areas, the interior of the business, and any parking areas.
 - Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical surveillance.
 - Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
 - Design out existing or potential concealment ambush points.
 - Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Sight “cones” are indicating comprehensive coverage.
 - All exterior building entrances, exits including service doors must have surveillance camera coverage.
 - Strategically plan the monitoring system to avoid obstructing the clear surveillance sight lines of employees, or management staff that are passively monitoring, or security personnel operating the surveillance cameras. Place the monitors in the most

advantageous location for maximum viewing such as in the front desk area, rather than locked away in an office, where they are not usually viewable or of any help in an immediate emergency.

- Any potentially vulnerable areas that cannot be covered by electronic monitoring, should be either viewable via natural surveillance, or checked frequently by employees.
- All management/ security office doors must have a surveillance monitor, reinforced security glazing, or a 180 degree wide angle 'peephole' door viewer, enabling the occupants to view who is outside the security safe room door.

Dumpster: Natural Surveillance and Security Strengthening

- 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 of the following on both the swing and pedestrian gates:
- Provide a robust locking mechanism such as a throw bolt with a padlock for example rather than only a vulnerable chain and padlock.
- Bottom gate clearances must be 8" above the ground, for viewing a person's feet underneath.
- If there is a pedestrian passageway into the dumpster enclosure, it must have the lockable gate.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- Dumpster should have bollards at the corners to protect the enclosure from a garbage truck backing into it and damaging the dumpster.

CPTED Lighting Standards: Natural Surveillance

- The lighting plan includes a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site to meet local code requirements and security best practices.
- All Structures shall have installed vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, sheds, 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc.
- Lighting should usually be primarily concentrated at gateways, doorways and windows; it should not over-illuminate or create shadows or sky glow/light pollution.
- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- Adequate soft lighting is preferable to 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.

Doors, Windows, Overhangs, Fences, Etc.: Security Strengthening, Natural Surveillance and Access Control, Burglar Alarms

- Install either a reinforced security window or a 180-degree wide-angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and observe exterior and also 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.
- Any existing or future fencing should be CPTED oriented, such as metal railing 'see-through' to maintain critical Natural Surveillance.
- Fences should limit or not have easily accessible horizontal bars, which could be used for climbing, and breaching any security fencing. Use narrow spacing to prevent footholds.
- Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high hedges in front of it. Any landscaping in front of fencing should be indigenous low ground cover with a maximum height of 2' to 2.5' feet.
- Burglar/ Security Alarms must be installed at any facility offices, wherever sensitive identification documents or electronic files, including tenant or association financial information are stored. Alarms must be activated whenever all personnel are out of the building offices.
- Costly equipment such as ground floor exterior air conditioning air-handlers, must be clearly and permanently marked, and serial numbers and photos stored, for criminal investigation. This identification information must be readily available in the event of a theft or burglary, to help law enforcement try to quickly track and recover the stolen items.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

- Natural Access Control will be accomplished by having attractive fencing, and low CPTED compliant plantings and landscaping on the North, East and West boundaries. The South boundary is the existing Festival Flea Market structure.

Parking Lot and adjacent access perimeters:

- User's (Guests/ Employee's) personal vehicles are vulnerable to be burglarized in parking lots leading to significant property loss, and the theft of personal identification, which has resulted in identity theft fraud.
- Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to guests, customers and employees; therefore no security surveillance camera coverage gaps can exist.
- Comprehensive parking lot area surveillance camera coverage/ capture. Sight "cones" of camera views are demonstrated.
- Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests/ employee use only.
- Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in private parking lot.
- Post towing sign, and enforce tow away policy consistently, concerning non-resident/ non-authorized guests, and abandoned vehicles.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION

- Ground planting and hedges should be less than 2'-6" feet, and tree canopies over 8 feet to allow clear zone of natural surveillance for police to be able to have un-obscured sight around the perimeter and into the property.
- Design in Dense, low-profile and/or harsh thorny like non-obstructive (maximum height 2'-2'-6" feet) landscaping plantings in any vulnerable areas, such as under windows, around fencing or walls, and remote property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and to deny any concealed staging, and ambush opportunity for potential criminal activity.

CPTED PRINCIPLE #4 MAINTENANCE

- Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater.
- The exterior building walls and public path of travel, should be treated with a graffiti resistant resin to prevent vandalism.
- Lighting luminaires will be energy efficient LED fixtures, which require little or no maintenance.
- Maintain 2' – 2'-6" foot maximum height for all hedges, bushes, low plants, and ground cover.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

- This retail commercial property (Racetrac station, and late operating restaurants/lounge in the retail space expansion) may be operating 24 hours a day, and have customers using the building on a near continual basis, and provide eyes on the street.
- Groundrules will be clear and visible, and spell out clearly the rules of legitimate activities on the property, as well as, having the required posted signage for unauthorized access and trespass.
- The activity support from having a number of customers and employees on the site, around the clock is the strongest deterrent to crime on and around the property.
- The employees of the businesses serve as capable guardians of the property and can challenge trespassers and call police for quick response.

GENERAL DEFENSIBLE SPACE NOTES:




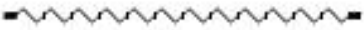




- The site plan is proposing a vehicular parking lots, and building and store access control, warning and groundrule signage, site video surveillance, LED site and parking lot lighting, which will provide for a safe and secure living environment for the Festival Flea Market expansion of the property.

GENERAL PROPERTY NOTES:

- Posted signs will be at least 18"x 24" consistent with Broward County regulations
- No Trespassing signs to be used with proper State Statute references, and enforced by the appropriate law enforcement agency.

- Security Cameras are recommended to fully view all parking areas and building entrances and pedestrian paths of travel.
- If the building 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.
- All exterior water sprockets should have a locking device on it, in order to prevent unauthorized users from using the water and or hoses for inappropriate or illegitimate uses. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash there bodies and clothes.
- All exterior electrical sockets should have a locking device places on a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- Any publicly accessible seating benches or platforms should be designed with intermittent railings to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/ sleeping design feature.
- Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.
- Exterior A/C condenser compressor equipment must have enhanced security-strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection.
- Anti-vehicular impact traffic safety bollards and large heavy planters should be ‘scattered’ along entranceways and sidewalks in an irregular pattern in an effort to prevent vehicle intrusion in higher volume pedestrian areas. A large heavy obstacle such as these can help to disable and take out a vehicle and secondary obstacles can help impede it from continuing to roll on and causing continuing damage.
- Address Emergency Radio Signal Ordinance to ensure Law Enforcement can operate unimpeded within the structure.
- Provide an Emergency Access Method/ System to Law Enforcement, as we do not have access to a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility. To ensure unimpeded emergency access to a Sheriff’s Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

**CRIME PREVENTION & CPTED
PUBLIC SAFETY/SECURITY
DRAWING LEGEND**

All exterior doors to be on alarm system	
SN: Surveillance Natural	
SE: Surveillance Electronic (Fixed lens camera)	
ACN: Access Control - Natural	
ACP: Access Control - Physical (Built) Provided on east & west by defined entrances	
TR: Territorial Reinforcement Defined perimeter landscaped	
M: Maintenance On site maintenance location	
AS: Activity Support Activity throughout week - locations	
NOTE: CPTED & Crime Prevention SECURITY concepts complement each other and overlap. Example: SN can overlap with TR & AS, etc.	

(Drawing legend – please removes the note about east and west defined entrances. replace with “ Provided on east and north entrances, and garage entrance.)

My logo for the title plate:



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This is your Public Safety /CPTED plan.
Regards,
Randy Atlas PhD., FAIA, CPP

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