

DRC

PZ25- 12000023
02/04/2026

DRC

PZ25-12000023

09/03/2025

ATTENTION

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

*** 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. **CONFIDENTIALITY STATEMENT**

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "**CONFIDENTIAL**"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access.

Initials 

B. **CPTED / SECURITY CONSULTANT**

Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

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C. **DISCLAIMER**

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

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D. ****CPTED & SECURITY STRENGTHENING****

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

Initials 

E. ****POMPAÑO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS****


"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."

THIS REQUIRES BOTH **CPTED & SECURITY STRENGTHENING** TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials 


F. ****PLEASE NOTE****

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

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

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

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H. ** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING **

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans.

As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Initials *W*

I. ** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL **

Note: if EITHER the SECURITY STRENGTHENING & 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 & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

Initials *W*

J. **SECURITY PERSONNEL** YES ____ OR NO ☒

If this project includes a dedicated on-site Security Guard(s) &/or Loss Prevention Employees, provide the hours of operation & scope of duties such as active patrol of the interior / exterior, stationary location inside / outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative & Drawing Diagram.

Initials *W*

K. ** 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 & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & 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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L. ** ATTENTION VERY IMPORTANT **

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

Initials ML

M. **BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM**

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Initials ML

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME:

Rainey L. Astin, Assistant Secretary *DB*

PRINT FULL NAME:

Rainey L. Astin

***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE **APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS** MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***

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