

# Pompano Beach Apts. Public Safety / CPTED Plan

## CPTED Principles as they apply to this project:

### CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

- There are windows and glazing in the residential spaces, on all four sides. Residents, customers, and employees, and guests can observe visitors entering from the street into the building entrances, surface parking lots, and parking garage.
- The photometric lighting plan is demonstrating that the proposed lighting plan is providing excellent illumination to the exterior of the buildings, the building parking garage, the exterior walkways and public spaces, and vehicular entrances, and as a result, creates good visibility for natural surveillance, and supervision.
- Video surveillance, and smart video analytics will be placed around the entranceways into the garage, stairwells, and lobby foyer. The video surveillance system will be recorded, and announced with warning signage, that the property is under video surveillance.
- There will be video surveillance along the exterior of the property, the resident lobby's, building entrances, public amenity spaces, and transitions from the garage to the apartment buildings.
- At the resident entry foyers, there will be an audible/video intercom and resident/ guest call system. Entrance doors must be electronically locked, and functionally integrated into the intercom system. Residents with fobs, smartcards, or apps, should have electronic access control to the front entrance doors, the garage doors or gates, the stairwells where applicable, and the trash/ garbage room.
- Where applicable, motion activated security cameras will be installed on the perimeter boundaries, parking areas, and activity areas that are resident amenity spaces.
- Any blind spot areas not covered by security cameras, including interior hallways of the resident housing, shall have security mirrors to assist visibility around blind spot corners to deter and prevent concealment and ambush opportunities.
- The result of the Public Safety Plan is to 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 future landscaping plantings.
- Minimize any existing or potential concealment ambush points.
- Ensure electronic surveillance cameras and monitors are strategically located for active and passive observation. Sight "cones" on the Public Safety Plan are indicative of comprehensive coverage.
- All exterior building entrances, exits, including service doors and corridors will have surveillance camera coverage.
- Strategically plan the monitoring system to avoid obstructing the clear surveillance sight lines. Place the monitors in the most advantageous location for

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maximum viewing, such as in the management and leasing office area, rather than locked away in an office, where they are not usually viewable, or of any help in an immediate emergency.

- All management and office doors must have the ability for natural surveillance monitor with reinforced security glazing, and/or a 180 degree wide angle 'peephole' door viewer, enabling the occupants to view who is outside the door.
- As this project is not a 24/7 retail business, compliance with the City of Pompano Beach Business Security Code, SS 115.26, is not required in order the protect employees and the consumer public from robbery, burglary, or violent crimes.

#### **Trash Rooms/ Dumpster: Natural Surveillance and Security Strengthening**

- The doors leading to and from the hallways to the dumpster, compactors, and trash room areas shall be secured with access control, video surveillance, door position switches (DPS), to control the movement of persons into the area, and prevent unauthorized access.
- There are no external dumpsters in this project development.

#### **CPTED Lighting Standards: Natural Surveillance**

- The lighting plan includes a comprehensive detailed description in CPTED Report of how CPTED lighting standards will be addressed at this specific site. Lighting and luminaire output shall comply with the IESNA G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."
- All Structures shall have installed vandal proof 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.
- Exterior 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 LED 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.
- Any potential landscaping and lighting conflicts will be designed out to avoid existing or future obstructions to natural or mechanical lighting, and surveillance.
- Lighting luminaire placement will support and enhance video surveillance placement. Lighting should not be directed into a camera lens thereby causing interference in operational efficiency.

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**Doors, Windows, Overhangs, Fences:** 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, and service doors, to provide the opportunity to monitor and observe exterior spaces, 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/gating should be CPTED oriented such as metal railing 'see-through' style, or metal picket, to maintain critical Natural Surveillance and lines of sight .
- Fences should limit or not have easily accessible horizontal bars that could be used for climbing, and breaching any security fencing. Use narrow spacing, or screening mesh 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 low ground cover with a maximum height of 2 1/2 feet. Where appropriate, use harsh thorny landscaping plantings to strengthen the fence perimeter and access control barriers.
- Burglar/ Security Alarms must be installed at the leasing management office, wherever sensitive identification documents or electronic files, including tenant or association financial information are stored. Alarms must be activated, whenever the businesses are closed, or all personnel are out of the leasing office.
- Costly equipment, such as ground floor exterior air conditioning units, 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.
- All exterior doors will have non-removable hinge pins, and have the capacity for electronic door position switches (DPS), in order to notify the security system that a door, which should have not been opened, has been opened and breached. The security system will then notify the proper authorities to investigate the opening and address the situation accordingly.
- Include anti-pry robust security bar device on any ground or second floor level sliding glass doors, and provide ventilation locks on exterior windows, and sliding glass doors.

**CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL**

- Access Control for Multi-Family Properties include limiting property and building access points, and entrances. Public access points should channel guests through the fewest entry points possible. For required fire exits, make them emergency 'exit-only' alarmed doors, whenever possible. All fire exit doors will not have exterior side hardware, as that will prevent use of the exit doors as entrances. Fire exit doors will have door position switches (DPS) to notify the head end system when the door is opened, or is propped open. Fire exit doors

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- will have Detex type push bar alarms to create an alarm condition when opened.
- At fire exit only stairwell doors, the push bar release may have a 15 second delayed egress, that can be programmed into the door release mechanism, to deter use of the fire doors to exit, unless there is a fire emergency.
  - All exterior exit doors will have non-removable hinge pins.
  - Accomplished by having attractive fencing, and low concrete walls on the boundaries as per the site plan. Where applicable, boundaries will have a decorative metal fencing.
  - Vehicular gate entrances into the parking garage on level 1 will create access control for residents, and will be under video surveillance.
  - There will be video surveillance at the building entrances into the resident lobbies, with a video intercom and resident call system, where appropriate. The front doors will be electronically locked, and functionally integrated with the intercom system. Residents will have electronic access control to the lobby doors, the garage entrance door, resident amenity spaces, pool area, the stairwells, and the trash/ garbage room.
  - Interior hallways of the resident housing will use corner security mirrors to assist in visibility around blind spot corners.
  - Motion activated sensors, lighting, and surveillance cameras may be used on the perimeter boundaries, the parking areas, and activity areas to detect movement, and record any activity, in what should otherwise be quiet areas or not used.
  - Video surveillance system should be a fixed-lens that has weather proof and vandal resistant covers.

**Key Security: Access Control and Security Strengthening**

- Key control security system – A secured key control container used by management and security staff. Avoid identification of specific location of key storage safe to the public.
- Resident building and access control may be electronic, and may use fobs, cards, or key control apps such as <https://butterflymx.com>
- <https://www.latch.com>

**Parking Lot and adjacent access perimeters:**

- Since this is affordable residential rental type housing, with a mix of users, the parking lots have been designed to serve the residents, and visitor parking.. Access control systems for resident parking will consist of a swing, sliding gates, anti-piggybacking devices, video surveillance, and decals/transponders designating that the resident's car has been registered with the office.
- Protecting the property and people in the garages is a critical component of this CPTED Public Safety Plan.
- Security surveillance camera coverage at the entrances and exits of the parking garage is a critical part of this public safety plan. Parking lot area surveillance camera coverage, or line of sight "cones" of camera views are demonstrated on the Public Safety plan.
- There will be comprehensive parking lot surveillance coverage in the parking garage and surface lots.

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- Parking spaces should be clearly and individually marked and assigned for residents, guests and visitors, ADA, service loading, and employee use.
- Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in private parking lot.
- Post towing signage, use red painted curbs where necessary, enforce tow away policy consistently concerning non-resident/ non-authorized guests, and abandoned vehicles.
- Safety aisles will be designed 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.
- Parking garage Emergency Blue light Call system shall be on the public and visitor levels of the garage. There will be two call systems per floor for the first three levels that service the public and visitors. The call systems will be within the cone of video surveillance.
- The parking garage will paint ceilings and structural elements white, in order to maximize illumination reflection and refraction, and reduce blind spots and hiding places.

### **CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION**

- Ground planting and hedges along the building exterior, where designated, should be less than 2'-6" feet, and mature tree canopies pruned is under 8 feet, to allow clear zone of natural surveillance for police and security patrol to be able to have a clear unobstructed line of 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 window sills, 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.
- The use of a Guard Tour system may be employed to provide accountability as the designated security services patrol the property, including the exterior of the buildings, all pathways and arcade areas, the garage, and pedestrian travel paths. If security patrol services are used, the officer will conduct periodic and random patrol patterns, and log into the location tags to keep a record of patrol routes and times. The log data will be stored for 30 days.
- The Developer will submit a Broward Sheriff's Office No-trespass Program affidavit with the project application.
- There will be posted, No Trespass, way-finding ground rules, and other signage to reinforce territoriality and access control of legitimate users. Distribution of the signage will be uniform and on the placed at each building entrance, and on the exterior perimeter walls and fencing, at least every 100'. The BSO No trespass signs will be displayed prominently with the bottom edge of the sign at approximately 6' from ground level, for clear unobstructed viewing throughout

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the property and from the site perimeter lines. The signs will be secured with sturdy fasteners at all corners to prevent vandalism. The project will post sufficient Broward Sheriff's Office No trespass Signage so that it is readily visible an all entrances and sides of the property: north, south, east, and west.

#### **CPTED PRINCIPLE #4 MAINTENANCE**

- Mature tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter, or greater.
- The property must meet city landscape requirements that may conflict with CPTED goals. Plantings and hedges are natural growing materials, and do change and mature with time. Property management will take reasonable measures to maintain the landscaping to prescribed heights.
- It is suggested that exterior wall surfaces along the building perimeter, including the garage, and public paths of travel, should be treated with a graffiti resistant resin to prevent vandalism up to the wainscoting, or 5 feet.
- Lighting luminaires will be energy efficient LED fixtures or equivalent that requires little or no maintenance.
- Maintain 2' – 2'-6" foot maximum height for all hedges, bushes, low plants, and ground cover.
- All exterior doors in the project will have non-removable door hinge pins, and have the capacity for electronic door position switches, to notify the head end security system that a door has been opened, that should not be open, and send notification to the appropriate parties.

#### **CPTED PRINCIPLE #5 ACTIVITY SUPPORT**

- This apartment building will be operating 24/7, and have residents using the building on a continual basis, and as a natural consequence provide eyes on the street.
- Groundrules will be posted, clear and visible, and spell out clearly the rules of lawful and legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass. Property rules signage language must be clear, and prominently posted in appropriate areas listing the rules for authorized legitimate activities on the property.
- The level of activity support from having a number of residents living on the site around the clock, are the strongest deterrent to crime on and around the property.
- Residents can serve as capable guardians of the property and can challenge trespassers and call police, or security, for quick response.
- Resident amenity spaces will serve as legitimate activity support. There are pool areas, clubrooms, storage for bikes, meeting lounges, gym, and other support spaces.
- Way-finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas.

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## **GENERAL DEFENSIBLE SPACE NOTES:**

- The Public Safety plan is proposing numerous CPTED measures to improve site and building security. These measures include: vehicular parking gates, lobby pedestrian access control, warning and groundrule signage, site video surveillance, LED lighting for the site and garage lighting, Blue Light assistance call stations, fencing and gating.
- No Trespassing signs are to be used with proper State Statute references, and stated who will it be enforced by the appropriate law enforcement agency.
- All parking spaces shall be assigned, and marked for authorized residents and or their guests. Spaces will not identify the unit number or resident name.
- Security Cameras are recommended to fully view all building entrances and primary points of entry.
- 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.
- Motion Sensors - Vandal resistant motion sensors and security alert lights shall be installed over all exterior doors and overhangs including main entry doors, garage doors, storage doors, and sheds if applicable.
- 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/ and 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 features like divits or beveling.
- Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.
- All exterior low walls, or any surface that could be used by skateboarders, will have divots places every 3 feet, to deter vandalism and misuse of the exterior architecture for extreme skateboarding activity.
- Exterior A/C condenser 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. If exterior AC compressors are exposed to public access, serial numbers and images of the equipment should be stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators quickly track down and recover the stolen items. The equipment must be secured robustly to deter or prevent theft.

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- Protection of pedestrians from vehicle ramming accidents along the sidewalks will be accomplished with staggering of mature trees, metal light poles, and anchored planters. These street furniture features should be 'scattered' along entranceways and pedestrian 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 deter a vehicle from causing injury to pedestrians and damage to the building.
- Address Emergency Radio Signal Ordinance, adopted from NFPA -72, to ensure Law Enforcement, and Fire rescue can operate unimpeded within the structure to respond to life threatening emergencies.
- The project will address requirements and safety plans for mass notification systems related to any serious or life threatening emergencies, such as fire, environmental, or active assailant, etc. Mass Emergency notification systems are in place for the *Pompano Beach apartments*, utilizing the planned Life Safety Alarm annunciation system. This public address system can be programmed to make announcements that are life safety, or security in nature.
- Provide an Emergency Access Method/ System to Law Enforcement. Fire Rescue Knox Boxes will be located at the exterior building entrances, and will assist 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.
- 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.




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