



ATLAS SAFETY & SECURITY DESIGN, INC.

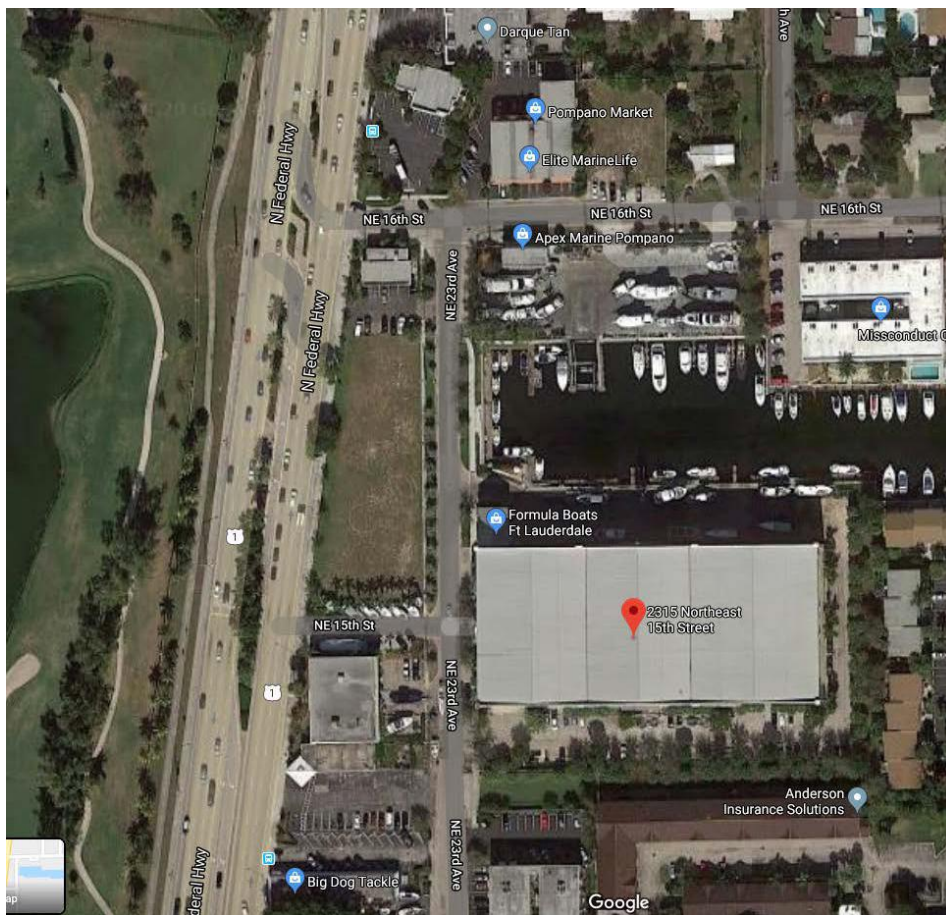
February 6, 2020

Valeria Mastrapa, Design Manager  
MSA Architects  
8950 SW 74<sup>th</sup> Ct. Suite 1513  
Miami, FL. 33156

RE: Hidden Harbour at Harbourside Pompano Beach, FL CPTED/Public Safety Plan

Dear Ms. Mastrapa:

I have been contracted to review the development drawings for security and Crime Prevention Through Environmental Design (CPTED) features in the proposed Hidden Harbour at Harbourside mixed use development that is being considered for permitting by the City of Pompano Beach.



The Hidden Harbour, 2315 NE 15<sup>th</sup> Street, Pompano Beach, is being placed on a mostly vacant piece of real estate in a commercial/ multi-family residential zoned area.

P&Z

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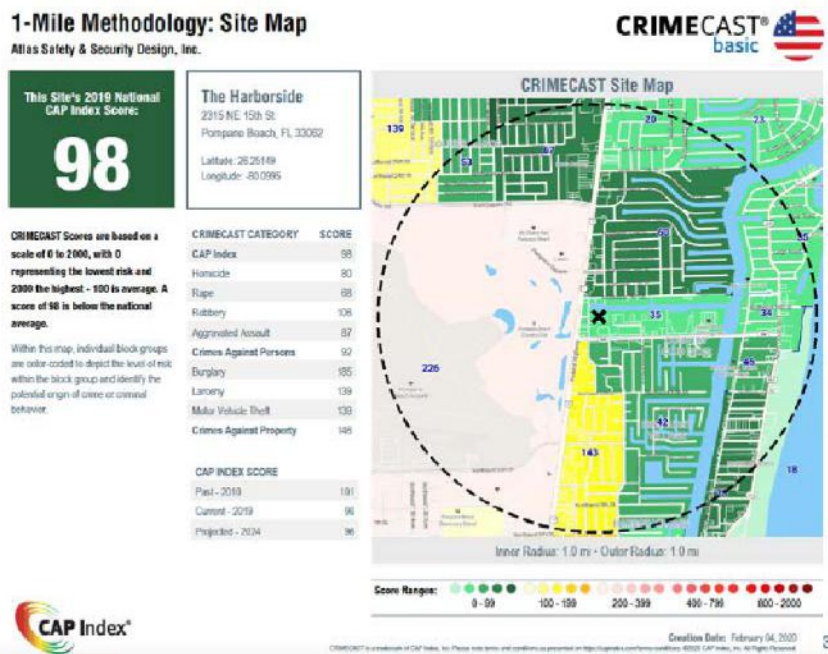
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PZ21-12000023  
8/25/2021

CPTED is part of the City of Pompano Beach Zoning Code Section 155.2415.D, which requires that new infrastructure be designed with security features that lower the risk and probability of crime and loss. The facility design elements should take into consideration and be consistent with the CPTED standards of care for natural surveillance, natural access control, territorial reinforcement, maintenance and management, and legitimate activity support.

The following review is part of the required submission to have CPTED security drawing plan, and a security narrative explaining the specifications and locations of any specific security features or recommendations.

In review of this location for a residential apartment facility, the Crime Area Profile Risk Analysis (CAP Risk) Crime Cast Map has been pulled for the one-mile geographical area where project is being undertaken. The CAP Index score for 2315 NE 15<sup>th</sup> Street, is 98, which translates that the risk of crime in the mile radius around the property is at par (100). A 98 score is considered a national average rate of risk for crime. The CAP Risk CrimeCast report is designed to identify the risk of personal and property crimes at any location in the United States, derived from national and local police data, client loss reports, offender and victim surveys, economic data, housing and population data, and population mobility patterns. While, any location in South Florida is considered a higher risk than most of the United States and the State of Florida, the number does suggest that the threat and vulnerability of the risk of theft, car theft, robbery, assault, is not high enough to warrant extraordinary security features, but should plan for normal industry standard security and CPTED features. Nevertheless, commercial businesses and multi-family residential housing apartment buildings are a high asset target facility, and should incorporate industry security features. The area around the site is commercial and residential property, and not in a distressed neighborhood.



## 1-Mile Methodology: Scores

Atlas Safety & Security Design, Inc.



**This Site's 2019 National CAP Index Score:**

# 98

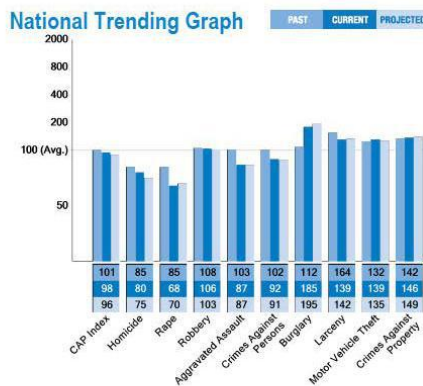
**The Harborside**  
2315 NE 15th St  
Pompano Beach, FL 33062

Latitude: 26.25149  
Longitude: -80.0995

CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 98 is below the national average.

National			
THIS SITE'S SCORES			
CRIMECAST CATEGORY	PAST 2010	CURRENT 2019	PROJECTED 2024
CAP Index	101	98	96
Homicide	85	80	75
Rape	85	68	70
Robbery	108	106	103
Aggravated Assault	103	87	87
Crimes Against Persons	102	92	91
Burglary	112	185	195
Larceny	164	139	142
Motor Vehicle Theft	132	139	135
Crimes Against Property	142	146	149

State			
THIS SITE'S SCORES			
CRIMECAST CATEGORY	PAST 2010	CURRENT 2019	PROJECTED 2024
CAP Index	86	80	77
Homicide	68	63	58
Rape	71	53	53
Robbery	92	87	85
Aggravated Assault	75	58	57
Crimes Against Persons	78	66	64
Burglary	59	99	102
Larceny	102	86	88
Motor Vehicle Theft	90	89	87
Crimes Against Property	86	88	90



*County			
THIS SITE'S SCORES			
CRIMECAST CATEGORY	PAST 2010	CURRENT 2019	PROJECTED 2024
CAP Index	69	60	59
Homicide	62	56	53
Rape	59	44	44
Robbery	73	64	62
Aggravated Assault	61	48	48
Crimes Against Persons	63	52	52
Burglary	50	76	77
Larceny	82	69	72
Motor Vehicle Theft	73	68	68
Crimes Against Property	70	69	71

\*Broward County, FL



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## Existing Site Conditions:

The typical threats that mixed use apartment/townhouse residential facilities face are robbery, vehicle burglary and auto theft, loitering in and around the site, burglary to the apartments, theft from the common area spaces, assault on residents by outsiders or their domestic partners, fire, and vandalism. The close proximity to Federal Highway US 1, allows for persons to access the site from the street, and the water through the canal system. Being that the CrimeCast number is so low, the risk factor reflects a stable neighborhood, and not much of an immediate threat by surrounding neighborhood crime sources. But, as with all high-end apartment buildings, the facility perimeter is open to anyone who desires to come onto the property. Therefore, to limit the exposure and minimize the risk, basic CPTED concepts and strategies of access control, surveillance, territoriality, maintenance and management, and legitimate activity support will be employed to deflect and deter those individuals that come onto the property with criminal intentions.

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The land adjoining Federal Highway is a vacant piece of real estate where Tower 1 goes.



Across from the existing Marina, will be the apartment Tower 2 which will have water access.



On the north side of the property being developed is Marine storage space that has a perimeter wall along 16<sup>th</sup> Street. The 2<sup>nd</sup> apartment tower will go on this real estate.



The western edge of the property is Federal Highway.

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Two existing buildings that are located on the western edge will be demolished, and the Tower 1 will be located here, that includes a parking garage, retail and commercial stores, a restaurant, and then apartments over the commercial spaces.



On the southwestern edge of the property is an existing parking lot and marine showroom, which will be demolished and used for the Tower 1 facilities.



On the site plan, this water retaining area. It will continue to be used in this manner.



Across 16<sup>th</sup> street, from Tower 2 is a small piece of land on the north side that will be used as valet parking, and a small dog park.



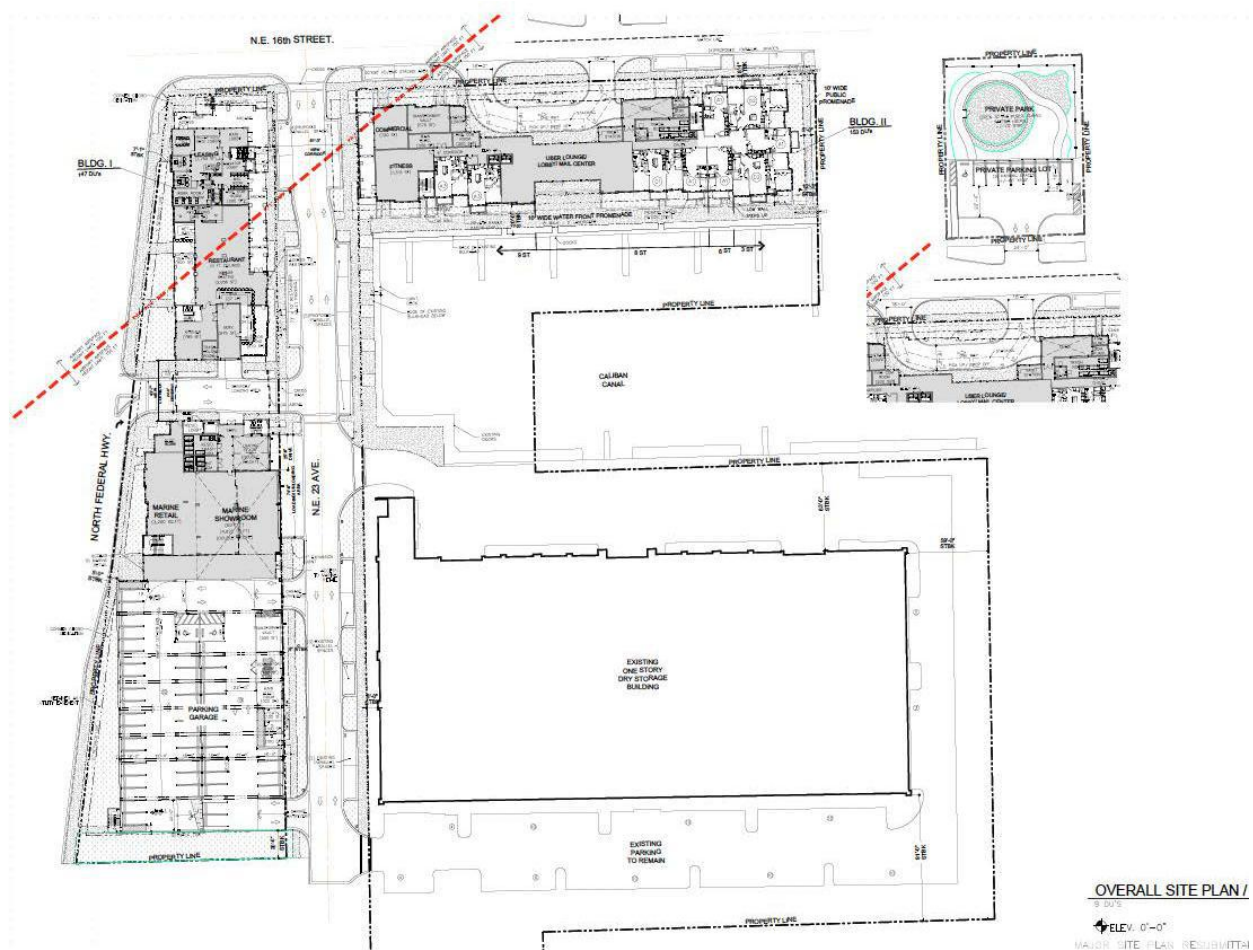
The land is vacant now, and adjoins a two-story apartment building.

In summary, the existing site is a partially developed piece of real estate ready for a new development, with all new plantings and landscaping design, as well as new parking areas, exterior lighting, perimeter boundary definition, and utilities connections.

## **P&Z** Proposed Security and CPTED Considerations and Improvements:

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The Hidden Harbour is a mixed-use, multi-story apartment building, with 300 apartments for the nine terraced floors. There are 576 proposed self-parking spaces. There will be four valet parking spaces on NE 16<sup>th</sup> Street. The first floor is a parking garage, a marine showroom and retail space, a restaurant, mechanical spaces, elevators, trash disposal, leasing offices, reception and lobby. The 2nd through 8th floors are the parking garage, and apartments. The ninth floor has the top floor of the parking garage, a fitness center and community spaces, and apartments. The site plan is proposing a vehicular parking garage with roll down gates, lobby pedestrian access control, warning and groundrule signage, site video surveillance, LED site and garage lighting, all of which will provide for a safe and secure living environment for the 2315 NE 15<sup>th</sup> St. Pompano Beach, FL.



The Hidden Harbour project will include many exciting and diverse spaces for the residents, marina users, and customers.



The Hidden Harbour will be accessible by water, and needs to have CPTED designed on the waterfront and access to the buildings.



This is a rendering of the waterside common public use areas. The end result will be very attractive and accessible to persons with boats and by land.

### Site CPTED and Building Security considerations:



The site plan shows the primary entrance being on the west and north boundaries of the property. Entrance signage will be placed there, and funnel the traffic to parking areas underneath the building, and guest parking is in the parking garage on the property.

## CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

There are windows in the apartment buildings on all four sides. Residents can observe visitors entering from the street into the lobby entrance and parking garage. Security Cameras are recommended to fully view all parking areas and building entrances and pedestrian paths of travel.

Video surveillance is important in monitoring areas where supervision is needed, or being able to detect persons or activity, when or where it should not be occurring. There will be video surveillance at the vehicle entrances, the parking garage, the garbage area/dumpster, lobby, common use pedestrian paths, the waterfront and boat docks, and building perimeter.

**Mechanical surveillance** - Video surveillance is important in monitoring areas where supervision is needed, or being able to detect persons or activity when or where it should not be occurring. There will be video surveillance at the vehicle entrances, the truck loading areas, the dumpster area, and parking lots. Motion activated sensors and infrared cameras may be used on the perimeter boundaries and the storage areas to detect movement and record any activity in what should otherwise quiet.

While it is not the purpose of the Public Safety Plan to specify equipment, the goal is to spell out functional requirements, so the City sees the intention of the technology, and the design professionals and engineers can specify what is needed. The video surveillance system should be a fixed lens, and not pan tilt and zoom. The fixed lens cameras are better quality and have not maintenance problems. The lens should be in secured casings that are weather proof and vandal resistant. The cameras should have night vision capability because they are being used 24/7. The cameras should be able to use video analytics to make them smart and observant of unusual events occurring along the fence line of gate openings. In Addition the proposed site and building should have:

- There are windows and glazing in the proposed retail/commercial spaces and residential building on all four sides if possible. The glazing allows the businesses to observe visitors entering from the street into the entrances 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.
- Plan for additional lighting at pedestrian areas to enhance natural surveillance and encourage legitimate activity when the waterside promenade is being used.
- 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.
- All exterior building entrances, exits including service doors must have unobstructed natural surveillance.

- 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.
- Interior hallways of the residential apartments that have turns or jogs will have corner mirrors placed in the position that permits viewing around blind spots. The design has interior corridors that have chicanes or turns, so this will provide improved visibility and avoid an ambush or surprise jump out.



Security mirrors allow you to see around corners.

Mechanical surveillance will use state of the art digital video surveillance systems, with smart analytics to recognize motion in the entrance foyers and building lobbies. Video will be recorded and stored for at least 30 days of records, and be downloadable to law enforcement for forensic evidence, if ever the needs arise, and the video surveillance system should have off-site video recording, and storage of data. There will be warning signage stating that the property is under video surveillance.

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

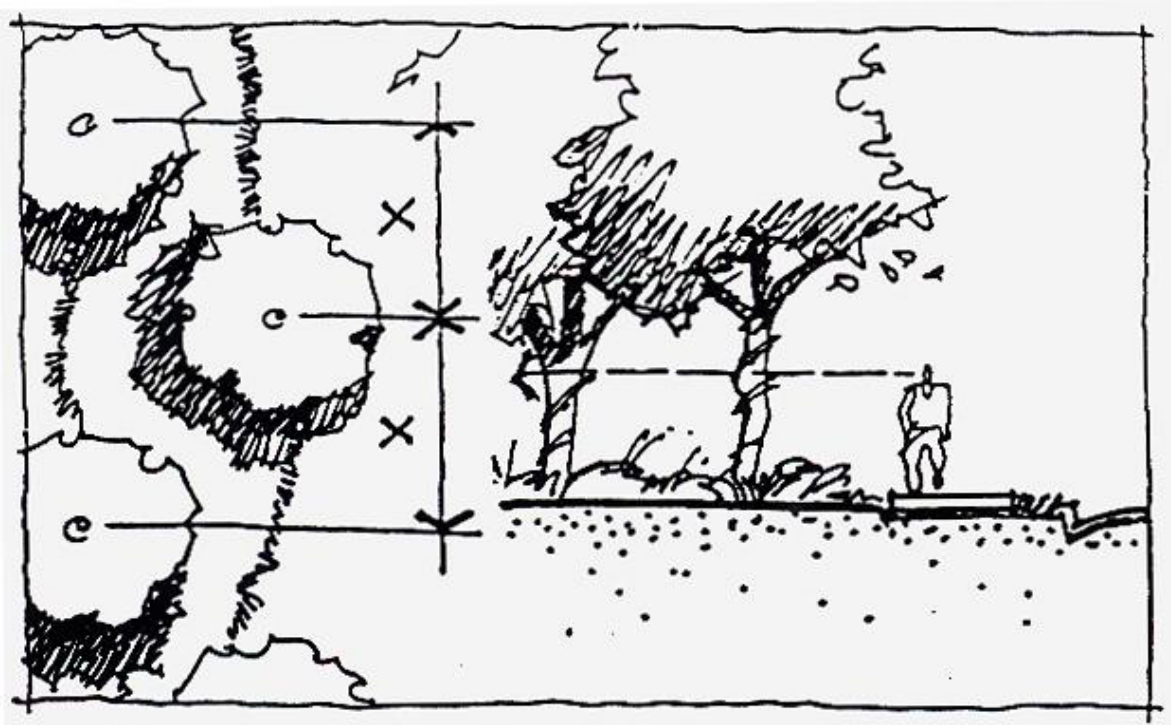
**Perimeter Lighting** – The proposed photometric lighting plan will provide adequate lighting for the site and parking areas, without the effects of light trespass or light pollution. The vehicle entrances light levels shall be a minimum of 1 footcandle (FC) or greater. The commercial/ retail spaces and office buildings will have exterior lighting that illuminates the building exterior in the hours of darkness. It will be important to view any illegitimate activity on the site and around the buildings. Therefore, lighting should be uniform and consistent on the stock and pallet areas with enough lighting to be able to observe movement by any potential trespassers. In addition the lighting should:

- The proposed 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, garbage, 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’ legitimate users, and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Natural surveillance is supported on the building perimeter with ground floor plantings and hedges less than 32 inches in height, and tree canopies no lower than 8 feet. These parameters will allow a clear zone of natural surveillance for police to be able to see clearly around the perimeter and into the property.



Ground plantings and hedges should be less than 3 feet and tree canopies over 8 feet to allow a clear zone of natural surveillance for police to be able to have un-obscured sight around the perimeter and into the property.



The diagram illustrates the zone of visibility over the groundcover and under the canopy.

**Fencing and Plantings** – Plantings should be maintained to be no higher than the fence line on the boundaries where there is fencing. Tree canopies should be maintained clear under 8 feet, with a tree trunk six inches in diameter or greater. If new saplings are planted, do not mutilate them to comply with the canopy requirement until they are mature trees with a six inch diameter trunk or greater, and if the tree canopies are blocking the field of vision.



The border definition will be improved with an attractive picket metal code compliant fencing with plantings, at the promenade entry points, and east easement line, and the dog

park. It is recommended that as the site is improved to accommodate a sidewalk connection, and new monumental sign, and additional stripping at the entrance to direct the heavy trucks and rigs.

The project will design to prevent conflicts between landscaping and exterior lighting around the buildings and property. The plantings should be properly and regularly maintained and pruned to avoid existing or future visual obstructions to natural surveillance, or mechanical surveillance by video cameras.

The exterior pedestrian pathways and building footprint will be designed to avoid potential concealment areas or ambush points.

Parking lots, by design, are at greater risk of loss and theft, car burglary, personal assaults especially when confronting someone trying to break into your car. Theft of personal identification in vehicles can lead to identify theft fraud. Violent robbery incidents have resulted in serious personal injuries and death to residents, guests, customers, and employees. Therefore, there will be no gaps in video surveillance coverage of the parking areas. The video coverage should have overlapping coverage to be able to track garage users. Parking spaces should be clearly and individually marked and assigned for authorized users, guests, employee use, loading zones, handicapped parking, and resident parking. The garage has several top floors for resident parking use only, and is gated and has access control to insure proper usage. At no time should the name or unit number ever be marked on the parking space that could identify if a person is home or out of their apartment. Post signage in parking areas forbidding vehicles other than authorized guest and employees to park or loiter in the private parking areas. Post towing signs and enforce tow away policies consistently concerning abandoned vehicles, illegally parked vehicles, non-authorized vehicles. Blue light emergency call systems will be on every garage floor at the stairwell foyer, and at the elevator foyer. The Blue light system will have a ADA complaint intercom system.

## **CPTED PRINCIPLE #2 NATURAL / MECHANICAL ACCESS CONTROL**

Access control features should include the following:

- Proposed improvements to the site and proposed building developments include: Having attractive fencing, and low height CPTED compliant plantings and landscaping on the boundaries will accomplish Natural Access Control.
- Resident parking spaces should be clearly and individually marked and assigned for residents/ authorized guests/ employee use only.
- Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in these properties parking lots.
- Post towing sign, and enforce tow away policy consistently, concerning non-resident/ non-authorized guests, and abandoned vehicles.

The site is accessed through one vehicle entrance located on the west boundary from Federal Highway, and the north boundary on NE 16<sup>th</sup> street of the property. There are 300 apartments planned, on floors 1 - 9. There are 576 parking spaces planned. Once residents

and visitors are parked, they can get into the lobbies, and the Tower 1 apartments, from the garage with fob access control.

Pedestrian access will be on all four sides, as all of the boundaries are open to public access, due to the retail and commercial spaces. The garage opening will not have roll down gates for access control, going in and out of the garage, as the garage is open to the public for the First Floor only to open to commercial/ retail/ and patrons and visitors. However, the Residents will a secured gated entrance on the 3rd level of the garage. The residents will have RFID devices to engage access-controlled gates, and ground loops will open and close the roll down gates when the vehicle has passed.

Access control will be accomplished with attractive paving and sidewalk, low fencing, plantings, and low concrete walls on the respective boundaries. The West boundary along Federal Highway will have a decorative fencing. The vehicular entrance into the parking garage will create access control for residents, and ground level protection of the garage will use an open mesh fabric that allows visibility for residents and visitors, and will be under video surveillance. A pedestrian gate with access control will be provided to avoid user conflicts with the cars adjacent to the vehicular entrance on NE 23<sup>rd</sup> Avenue.

All exterior doors of the property will be alarmed and monitored by a professional security company. The doors will have door position switches (DPS) to create an alarm condition when opened, and create an event record of who opened the door and when, based on the access card used. Exterior door hinges will be non-removable type.

There will be video surveillance at the building entrance, with a video intercom and resident call system at all levels of parking that is open to the public. The front doors will be electronically locked and functionally integrated with the intercom system. Residents will have electronic access control to the front doors, the garage entrance door, the stairwells, and the trash/ garbage room, as well as resident amenity spaces on levels 1 and 9.



Motion activated sensors and surveillance cameras may be used on the perimeter boundaries, and the parking areas, and activity areas, to detect movement and record any activity, in what should otherwise quiet, except for building residents, and their guests.

The apartment portion of the building will have a card reader access control system, which is programmed by the management office for residents. All exterior doors fire exit doors will be alarmed with door position switches (DPS) to alert the alarm monitoring station of doors being opened, and will not have exterior door opening hardware. The intrusion detection system will keep a data log of what doors are opened by which resident key. Integration of the camera system with the access control system can determine which resident entered into the building, and if there was a duress situation, or someone piggybacked behind the guest. Both the data log and the video surveillance will be retrievable in case of an incident for law enforcement investigation. It is recommended that the mechanical and electrical rooms have the exterior doors monitored for accountability, and have door position switches on the doors. Door closers will be on every door to ensure proper closer and latching of the locks. The roof access door should also have a contact switch on it to create an alarm condition if it is being used other than through authorized maintenance personnel.

The exterior windows and doors are comprised of South Florida Hurricane impact rated glazing, which besides offering protection from wind borne debris, also offers forced entry protection on the ground floor, from potential burglaries or break-ins.

Access control into the apartment areas of the property will be through the front lobbies on the north side, and through the garage, and will be controlled entry with a access controlled card reader. Egress will be unrestricted as per NFPA Life Safety Code 101, and Florida Building Code Fire Egress requirements.

If there are key control systems in the lobby or property management offices, the keys should be stored in a secured key storage container. If the mechanical keys are in the secured container, they should only have a general description only, and avoid specific location of unit or room numbers in case there is a compromise of the keybox. Video surveillance should be placed to monitor the key storage box, for the offices, apartments, commercial spaces, and for valet parking.

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

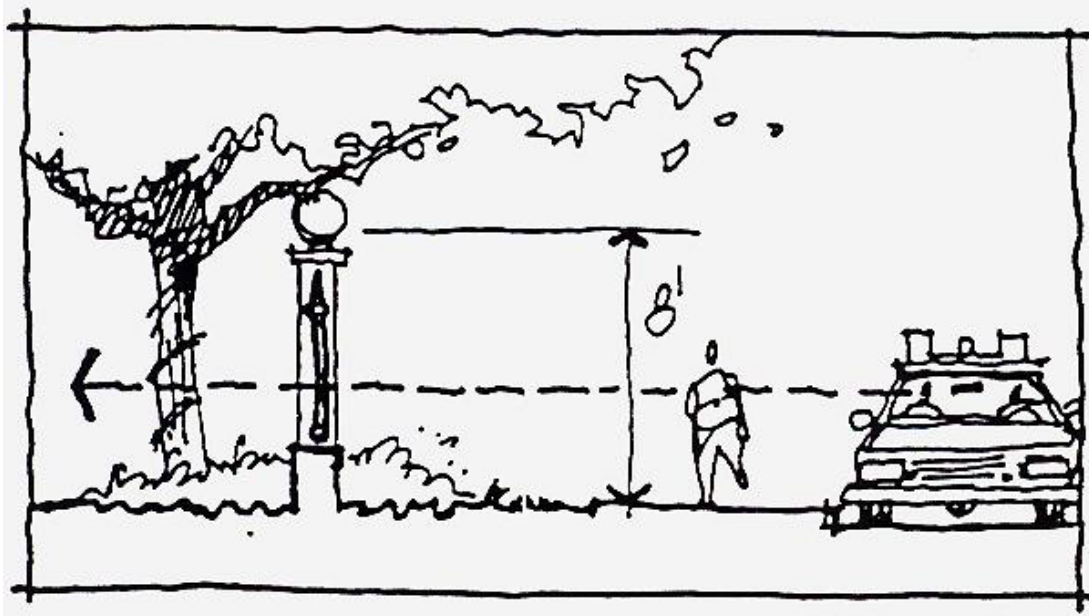
The site design is proposing a series of landscaped buffers, low walls, low pickets fences, and other CPTED devices to funnel people and cars to the intended openings and desired entrances. The goal of the perimeter buffer is to deflect persons on the sidewalk to walk around until they access a concrete sidewalk pathway into the property. Pavers, varying in color and texture, will be utilized and identify the private pathways of the building, versus the public sidewalk, further reinforcing the sense of proprietorship and ownership.

Where plantings are specified along the building exterior, courtyards, paths of travel, etc. the Landscape Architect will design in dense, low-profile, and or harsh thorny lie obstructive landscaping in any vulnerable areas, such as under windows, around fencing or walls, remote property lines, as a deterrent to loitering, trespassing, and to deny any concealed staging by unauthorized persons to reduce the opportunity for ambush or potential criminal activity.

The proposed development is planning on having fencing and gates on the waterside area, which will separate the property boundary from the private resident spaces, and adjacent properties. Any future fencing on the site should be CPTED oriented, such as metal railing or steel picket type fencing, to allow visual permeability or the ability to see through the fencing to maintain critical natural surveillance. Do not block the fencing with obstructive objects. Fences should not have easily accessible horizontal bars that could be used for climbing or breaching any security fencing. The horizontal bars acts as a ladder to someone trying to get to the other side. Use narrow spacing no greater than 5 inches clear distance to prevent footholds, or someone squeezing through the fence grating.

As required by the City and Urban Forestry Department, new planting buffers will be required along the perimeter fence lines where appropriate. New landscaping will be indigenous and native, not to exceed 32 inches off the ground. Tree canopies should be maintained clear under 8 feet, with a tree trunk six inches in diameter or greater. If new saplings are planted, do not mutilate them to comply with the canopy requirement until they are mature trees and the canopies are blocking the field of vision. The east border will need to have The easement alleyway on the south side should be cleared of any debris, garbage, construction materials, and plantings. The goal is to make this a clean and clear easement that any intrusion would be obvious and noticeable from the surveillance on the east and west sides of the property. The landscaping and planting goal is to allow a clear zone of natural surveillance for police to be able to have un-obscured sight around

the perimeter and into the property. Do not block the natural surveillance benefit of “see-through” fencing by placing high hedges in front of it.



The diagram demonstrates the field of unobstructed vision from pedestrian paths, with fencing defining the paths of travel and tree canopies and ground cover pruned to avoid creating hiding spaces.

Attractive picket fencing shall be used to separate the real estate between the Harbourside building exterior and the adjacent property. This will reinforce territoriality and boundary definition. The enclosed waterfront promenade will be using Defensible Space principles of security layering and use by the legitimate users of the property. The courtyard will be secured with attractive picket fencing to prevent unauthorized access into the green space by trespassers. The exterior boundary wall will be tied into the exterior of the building, thus preventing hiding of persons at night.

No Trespassing signs are to be posted along the perimeter boundaries, using proper State Statute references, and enforced by the appropriate law enforcement agency.

The site perimeter and building facade needs to be protected from a vehicle ramming attack, whether on purpose or by accident, this can have a catastrophic impact on the health safety and welfare of the building users. Anti-vehicular ramming devices like bollards, planters, tiger trap level changes, should be strategically placed at the entrance ways, and sidewalks in an irregular pattern in an effort to dissuade vehicle intrusion in high volume pedestrian areas, or key structural elements. These devices should be designed to absorb the kinetic energy, or deflect the vehicle to prevent it from rolling and causing continuing damage.

The landscape and lighting plans are still being developed, and the issues of plantings and security lighting will be addressed in an updated report, and in the updated Public Safety Plan when Design Development drawings are completed and submitted.

## **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 border wall along the building perimeter and public path of travel should be treated with a graffiti resistant resin to prevent vandalism. Lighting luminaires will be energy efficient LED fixtures that require little or no maintenance.

CPTED Maintenance Strategies include:

- 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.
- 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.
- In combination with fencing, the plantings will create a hedge, or buffer, that will deter persons from accessing the water canals, and hazardous areas.

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

CPTED strategies for activity support include:

- 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 is increased from having residents, customers and employees on the site, around the clock. This is the strong 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.

This apartment building will be operating 24 hours a day, and have residents using the building on a continual basis, and subsequently provide eyes on the street. The residents serve as capable guardians of the property, and can challenge trespassers, and call police for quick response.

Groundrules will be clear, and visible, and spell out the rules of legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass. 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.

The activity support, from having a number of residents living on the site around the clock, is the strongest deterrent to crime on and around the property. The commercial and retail spaces will create user traffic during business operating times. The waterfront walkway and adjacent dog park will provide opportunities for residents and visitors to observe the environment around them, and report suspicious or loitering activity.

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, if provided within the development, shall be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.

## **BUILDING CPTED FEATURED**

CPTED features for doors, windows, overhangs, fences, etc. should include:

- 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.
- Fencing and landscaping plantings should create a safe buffer to prevent anyone from falling into the canal waterside.
- 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.

Address Emergency Radio Signal Ordinance to ensure Law Enforcement can operate unimpeded within the structure.

## GENERAL PROPERTY NOTES:

### Parking Garage - 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.
- 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.
- Utilize Blue Light warning emergency call systems to assist in reporting of incidents.
- Proposed improvements to the site and proposed building developments include: Having attractive fencing, and low height CPTED compliant plantings and landscaping on the boundaries will accomplish Natural Access Control.
- Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in these properties parking lots.
- Post towing sign, and enforce tow away policy consistently, concerning non-resident/ non-authorized guests, and abandoned vehicles.
- Parking garage floors will have blue light emergency call systems

**Wi-Fi Systems** - 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.

**Water Spickits** -All exterior water spickits 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.



**Doors** – If doors are solid, hollow metal, particle or solid wood, there should be a break resistant vision panel or a 180 degree wide angle door viewer on all exterior doors, including garage, service doors, etc. The goal is to provide an opportunity to visually screen visitors or vendors in the event of an attempted criminal ruse entry.

**Exterior Electrical Outlets** - All exterior electrical sockets should have a locking device places on a closable cover to prevent unauthorized use by illegitimate users.



**Waste Management / Garbage** - The disposal of waste material from residents of the Hidden Harbour apartment building will be brought to an interior trash chute. Commercial tenants will take their waste to garbage room located in the garage. The dumpster will be offloaded within the trash room on both Tower 1 and 2, to the waste management company, for pick up three to four times a week.

There is no exterior dumpster contemplated in Harbourside, but had there been on site, the dumpster would be screened on three sides by walls and the front gates will be lockable. The dumpster area, or garbage room, should be illuminated at night to increase natural surveillance, and deter trespass and unauthorized access to the dumpster.



Demonstration of good examples of CPTED dumpster design. The dumpster should be enclosed, and provide visual screening. The gates doors should be closable and lockable, to prevent dumpster diving and trespass, or illegal dumping. The dumpster should have bollards at the corners to protect the enclosure from a garbage truck backing into it, and damaging the dumpster. The tops of the enclosure walls should be beveled, or terraced to prevent climbing, sitting or walking on top of. The dumpster area should have a concrete pad to support the dumpster and allow washing down if there is spillage. The gates of the dumpster should be raised off the ground 8 inches to allow visibility by others, if there is unauthorized persons in the dumpster area.

To deter loitering by trespassers, illegal dumping and a concealment or ambush point for criminals, the dumpster enclosures that have a pedestrian access entry passageway, in addition to swing gates, must include all of the following on both the swing gates and the pedestrian gates: A robust locking mechanism, such as a throw bolt with a padlock, rather than an exposed and vulnerable chain and padlock; Bottom gate clearances must be 8 inches above the ground for viewing of persons in the dumpster areas; if there is a pedestrian passageway into the dumpster enclosure it must have a lockable gate; dumpster areas must have vandal resistant/ motion sensor security lighting to illuminate the area when in use between hours of darkness.

All trash rooms that are accessible to the public will be locked, and have DPS to detect unauthorized use. Apartment trash chutes are open 24/7 for resident use.

**Benches and Seating Areas** – Any publically accessible seating benches or platforms should be designed to incorporate intermittent railings so as to result in individual seating. This will deter loitering, and sleeping on the benches or planter walls, by vagrants or trespassers.

**Emergency responder access** – Fire trucks will be able to access the north entrance and the east boundary. A Knox box will be provided to allow access to first responders for after-hours access, in the event of a call for service.

**Perimeter Lighting** – The photometric lighting plan will be forthcoming and designed so that there is adequate security for the site and parking areas, without the effects of light

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trespass or light pollution. All vehicle entrance light levels should be 1 footcandle (FC) or greater. The parking lot should have lighting levels from minimum of 1 FC. Existing Street lightpoles, will be using an LED light source are on the street sidewalks. The LED light source will provide a uniform quantity and quality of energy efficient lighting. The color index in LED exterior lights is high, and will support excellent color rendition, and support camera surveillance and human visibility sightlines, and is shielded for light trespass, and turtle compliance with Florida Fresh Water Game and Wildlife Commission.

The lighting plan will include a comprehensive detailed description of how CPTED lighting goals will be addressed at this site. Lighting that is specified will be vandal resistant, and use motion sensor capabilities, with alert lights over all exterior doors, and overhangs, including garages, storage doors, main entrances, alleyways, and fire exit doors. Security motion sensors are very effective in capturing an intrusion, and creating the perception by the intruder of being discovered, therefore these devices should be utilized strategically in high risk areas of circulation, such as a building design feature area that has an overhang that would attract loiterers and trespassers, who use these areas for concealment, ambush, sleeping, urinating, etc.

Lighting should be primarily concentrated at gateways, doorways, and windows with an even dispersion of lighting to avoid deep shadows or areas of darkness. To enhance security, the lighting engineer will select bright soft lighting and shielded fixtures, or luminaires, to eliminate glare and undesirable light pollution trespass. Wide dispersion of soft lighting is preferred to spotlights, so as to not blind legitimate property users, and make them vulnerable to a surprise hazard, such as an ambush.

The lighting plan will be providing excellent illumination to the exterior of the buildings, the under building garage, the exterior walkways and public spaces, and vehicular entrance for good visibility and accountability. The lighting will support 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. The video surveillance system should be using cameras with fixed lens, weather proof, and vandal resistant covers, and not use pan tilt and zoom to make them maintenance free.

**Signage** – Proper signage must state who is the enforcing agency and cite chapter and verse of the state law that is being enforced, as demonstrated above. This kind of signage will be added to the proposed expansion site. It is recommended that additional legally qualified posted warning trespass signage be added on the perimeter fencing, and the new and improved entrances. Groundrules signage is critical for achieving compliant behavior or employees and visitors. In addition, no-trespass signs should cite local ordinance statute, and who is enforcing the trespass (Broward's Sheriff's Department). The new proposed no-trespass signs will be posted on the site perimeter fencing every 100 feet and within the parking lots. Trespassers cannot be successfully arrested and prosecuted if the notice is not properly worded and posted. There should also be signage that the facility is under video surveillance, which serves as a notice to trespassers and criminals.

Groundrules signage is critical for achieving compliant behavior by employees and

visitors. Unwanted non-guest parking and vehicles should be discouraged, and no parking tow away signs, will be posted on the boundaries.

The Developer will be required submit a Broward Sheriff's Office (BSO) No Trespass Program Affidavit with the application. The property management will be required to post sufficient BSO No Trespass Signage so that it is easily readable and available at the main entrance, and all sides of the property. No Trespass signs should be securely fastened with robust fasteners at all corners to prevent vandalism or removal.



Proposed signage includes posted warning signage, trespass signage, and groundrules signage. Groundrules signage is critical for achieving compliant behavior by employees and visitors. Unwanted non-guest parking and vehicles should be discouraged, and no parking tow away signs, will be posted on all of the boundaries. In addition, no trespass signs citing local ordinance statute reference, and who is enforcing the trespass (BSO), and no trespass will be posted on the site perimeters, every 100 feet on the perimeter, and within the parking lots. Trespassers cannot be successfully arrested, and prosecuted, if the notice is not properly worded and posted. There should also be signage that the facility is under video surveillance that serves as a notice to trespassers and criminals. Signage should be placed on the visitor parking areas and any limitations involved.



Examples of groundrule signage appropriate for the property entrance and parking garage.



Video surveillance signage should be displayed at conspicuous areas to create notice to the users.



Parking lot signage should give notice to the users of expected behaviors and consequences.

**Emergency responder access** –A Knox lock box will be provided to allow access to first responders for after-hours access due to a call for service as per current standards.

<http://www.knoxbox.com/blog/new-2012-ifc-requirement-for-key-boxes>

#### **Interior Plant Considerations:**

Policy and procedures for all threats, and risks, manmade and natural disasters should be developed, and readily available to the managers and key staff. Employees should receive training on robbery prevention and response, and what to do in the event of a natural disaster, medical emergency, or critical security event. As part of the prevention to workplace violence, a duress alarm button should be located at the front desk, and the manager's office. Monitors for all of the video surveillance cameras should be located at the property manager's office, and at the alarm monitoring company. Video storage should be located off site on a network video system (the cloud). Burglar intrusion detection alarms must be installed at any facility offices, wherever sensitive personal or business identification documents or electronic files, including financial information is stored. Alarms should be able to be activated whenever all personnel are out of the office spaces.

#### **Critical Infrastructure Considerations:**

All utilities that come into the property, and that tie into the building exterior, should be considered vulnerable from an attack by weather or persons, and should be reasonably secured. Power boxes should have locks on them. Water valves should be chained and not be easily accessible. Power lines should be inaccessible to any person, other than a FPL lineman. Mechanical and electrical rooms should be secured, and only accessible to building maintenance personnel. A Knox lockbox should be provided on the primary

entrances, to facilitate after hour access by emergency personnel responding to a fire alarm.

Costly equipment such as ground floor air-conditioning units or water pumps, etc. will be clearly and permanently marked, and serial numbers and photos stored for potential criminal investigation in the event of loss or theft or vandalism. 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, and the perpetrators.

Since this is a medium rise building, nine stories high, the **Emergency Radio Signal Ordinance** shall apply in this facility. This involves having repeaters put in the stairwells, garages, and other areas where emergency responder radio coverage could be blocked by the concrete and steel. A minimum signals strength of 96 dB received by the radio system of a first responder is the standard of care.

### **Conclusion:**

I am very pleased to have had the opportunity to conduct a security and CPTED review of the Hidden Harbour at Harbourside. It is my belief that the recommendations made will be adopted with a minimum of expense or disruption, to the operations. Having a safe living and working environment is to the benefit of the owners, visitors, and community. The Harbourside at 2315 NE 15<sup>th</sup> Street, complies with the standards and practices of CPTED review process, and will be a valuable contribution to the City of Pompano Beach.

Respectfully yours,



Randy Atlas Ph.D., FAIA, CPP  
CPTED Certified Practitioner and Instructor