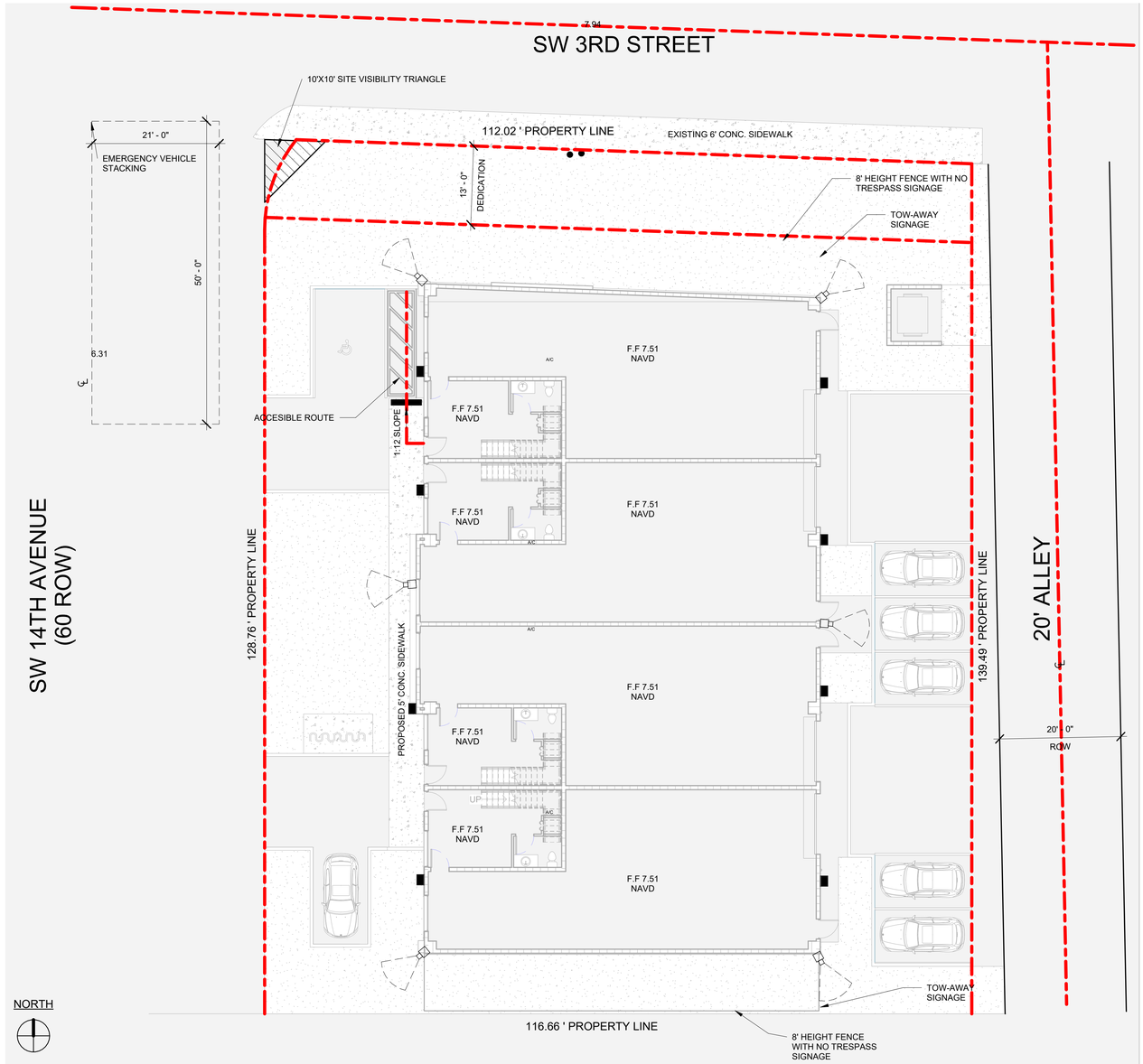
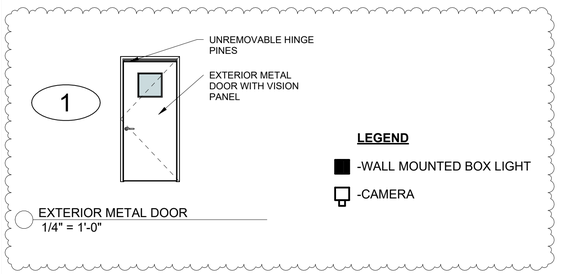


1 CPTED SITE PLAN
3/32" = 1'-0"



EXTERIOR METAL DOOR
1/4" = 1'-0"

*****CONFIDENTAILITY 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.

*** 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. *** CPTED / SECURITY CONSULTANT *** The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

B. *** 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.

A. *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *** Note: If EITHER the SECURITY STRENGTHENING AND 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 and narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

B. ***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.

C. *** LATE-NIGHT BUSINESS NOW OR LATER?
YES ____ OR NO __**X**__
Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the latenight business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late- Night Business without meeting the conditions in the law may also result in additional statutory penalties.

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE
SIGN FULL NAME: Alfredo Reganzani
PRINT FULL NAME: Alfredo Reganzani

A. Natural Surveillance (Landscaping)
1. Tree canopies should not be lower than 8ft in height. .(Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

1. Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.

A1. Electronic Surveillance - Security Strengthening
*** ATTENTION ***
PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF 'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.
Will Comply
1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
Will Comply

B. Access Control - Security Strengthening

1.) Install hard-wired burglar security alarms, or at the minimum prewire each unassigned / vacant warehouse bay.
Will Comply
2.) Perimeter Fencing
(Please clarify: The CPTED Narrative states 6' high fencing around the building & the CPTED Diagram states 8' fence indicated at the north & south side of the building. If the fence goes completely around the building, please describe the access control method i.e., manual, electronic, rolling or swing gates, etc.)
Will Comply

B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

1.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
Will Comply
2.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.
Will Comply
3.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.
Will Comply
4.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.
Will Comply

C. Territorial Reinforcements - Security Strengthening
*** ATTENTION ***
BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF 'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMALRESULTS.
Will Comply
1. Submit a Broward Sheriff's Office No Trespass Program Affidavit.
Will Comply
2. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.
Will Comply
3. Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet inheight from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
Will Comply

D. Maintenance & Management - Security Strengthening

1. Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
Will Comply
2. All publicly accessible exterior electrical power outlets must have a lockable metal cover AND easily accessible secure internal cutoff switch.
Will Comply

3. All publicly accessible secure water outlet spigots must have a nearby easily accessible secure locking cap.
Will Comply
4. Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.
Will Comply
5. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.
Will Comply
6. The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.
Will Comply

E. Activity Support - Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.
3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.
Will Comply

Important Please Read
The CPTED Narrative in the DRC folder & the CPTED Diagram in the DRC Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document & Narrative Document when re-submitting into the Pompano ePlan.

Additionally
For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

AAC

PZ23-12000055

08/19/2025

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM
Luis La Rosa -Registered Architect
AR#-0017852

Revision

#	REV	DATE	BY
1	DRC	1/20/2025	A.G.

PROPOSED WAREHOUSE FOR:
REGANZANI GROUP LLC
VACANT PROPERTY, SW 3RD STREET,
POMPANO BEACH, FL, 33069

SEAL: AR 0017852
STATE OF FLORIDA
Luis La Rosa
Digitally signed by Luis La Rosa
Date: 2025.03.11 13:33:05 -04'00'

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	11/07/2023
SCALE:	AS NOTED
JOB. NO.:	023-042
SHEET:	.SP 1.3
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

2/20/2025 1:22:24 PM

As indicated