

BSO – Patrick Noble – Patrick_noble@sheriff.org

PLEASE REFER TO DRAWINGS A-901 & A902, LAST UPDATE 09-01-2022

CPTED & Security Strengthening Conditions for Approval:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control
Initials **JFG**
 - a. Submit a NOTARIZED ORIGINAL ONLY Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application.
Initials **JFG**
 - b. 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.
Initials **JFG**

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height 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.

Initials **JFG**

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/or unauthorized prohibited activities on the property.

Initials **JFG**

e. 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.

Initials **JFG**

2. CPTED Landscaping Standards

PLEASE REFER TO DRAWINGS A-901 & A902, LAST UPDATE 06-24-2022

2A: Natural Surveillance

Initials **JFG**

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Initials **JFG**

b. Ensure to design out existing or potential concealment/ ambush points to deter/prevent criminal activity.

Initials **JFG**

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

Initials **JFG**

d. Maintain an 8" foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would obstruct Natural &/ or Electronic Surveillance.

Initials **JFG**

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per LANDSCAPING code,

Initials **JFG**

2B: Territorial Reinforcement

Initials **JFG**

- a. If any vulnerable areas exist utilize dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping. In any vulnerable remote areas such as under windows, around fencing or walls, remote property lines, etc., this acts as a deterrent to loitering, trespassing and also denies any concealed staging and ambush opportunities for potential more serious criminal activity such as burglary, theft, robbery, sexual crimes, etc.

Initials

3. CPTED Lighting Standards

Initials **JFG**

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.
Initials **JFG**
- b. Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1-2016 “Guide for Security Lighting for People, Property, and Critical Infrastructure.”
Initials **JFG**
- c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.
Initials **JFG**
- d. 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, or more serious crimes such as burglary, robbery, sexual batter, etc.
Initials **JFG**
- e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
Initials **JFG**
- f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

- Initials **__JFG__**
- g. 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.
Initials **__JFG__**
- h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
Initials **__JFG__**
- i. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
Initials **__JFG__**
- j. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
Initials **__JFG__**
4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control
Initials **__JFG__**
- a. Install either code approved reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors such as in the event of an attempted criminal ruse entry, etc.
Initials **__JFG__**
- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance.
Initials **__JFG__**
- c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.
Initials **__JFG__**
- d. Do not block the Natural Surveillance benefit of any 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum

height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials **__JFG__**

- e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly.

Initials **__JFG__**

- f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Initials **__JFG__**

5. Burglar Security Alarms/ Safes - Mechanical Security Strengthening

Initials **__JFG__**

- a. Burglar Security Alarms must be installed at any property to protect valuables of any kind such as money, jewelry, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information. Residents should be encouraged to activate alarms whenever they leave their residences, even if only for a short while. Robust safes are strongly recommended.

Initials **__JFG__**

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

Initials **__JFG__**

- a. 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.

Initials **__JFG__**

- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.

Initials **__JFG__**

- c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials **__JFG__**

- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Initials **__JFG__**

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- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Initials ___ **JFG** ___

- f. Dumpster areas must be secured with Access Control and video surveillance.

Initials ___ **JFG** ___

7. Parking (and Garages if any) Lots, and Adjacent Access Perimeters:

Initials ___ **JFG** ___

- a. Parking (and garages if any) lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials **JFG**

- b. Explain how this development will securely design/ address/ operate the parking lot's (and garage if any) Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials ___ **JFG** ___

- c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials ___ **JFG** ___

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to users, therefore no security surveillance camera coverage gaps can exist.

Initials ___ **JFG** ___

- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

Initials ___ **JFG** ___

- f. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials ___ **JFG** ___

- g. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/authorized guests to park and loiter in private parking lot.

Initials ___ **JFG** ___

- h. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials ___ **JFG** ___

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8. Recommended: Electronic Surveillance - Security Strengthening

Initials **__JFG__**

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

Initials **__JFG__**

- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials **__JFG__**

- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials **__JFG__**

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

Initials **__JFG__**

- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials **__JFG__**

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system.

Initials **__JFG__**

- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Initials **__JFG__**

- h. Install video surveillance along the exterior of the property perimeter adjacent to sidewalks and streets that are used by residents to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials **__JFG__**

9. Miscellaneous: CPTED & Security Strengthening

Initials **__JFG__**

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.

Initials **JFG**

- b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials **JFG**

- c. Any blind areas not covered by security cameras, including shared interior hallways (if any), or pathways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials **JFG**

- d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/prevent theft.

Initials **JFG**

- e. Place bike storage racks (if any) in areas of convenience with maximum Natural and Electronic Security Surveillance.

Initials **JFG**

- f. Recommended: Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.

Initials **JFG**

- 10. Recommended (Multi-Residential &/or Commercial) : 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.

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02/01/2023 QUICK Summary of several of Our Concerns:

1. 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.

Response: Acknowledged

2. BSO Trespass Signage - strategic placement is essential to be effective versus just convenience placement

Response: Acknowledged

3. Security features such as cameras, lights, trespass signs, etc., must be placed keeping that current and future landscaping placement always primarily in mind so that there will not be future critical conflicts causing obstructions of any security features

Response: Acknowledged

4. Must include language that clearly addresses and illustrates that lighting will be tamper & vandal proof, and specifically that security lighting will be placed ensuring that any potential concealment or ambush points will be eliminated

Response: Acknowledged

5. Existence of any burglar alarms or other security devices or alerts must be included

Response: Acknowledged

6. Any dumpster security details or items must be included

Response: Acknowledged

7. Parking lot must have surveillance to the perimeter lines of the entire facility

Response: Acknowledged

8. Any electric power or water service that is publicly accessible must have security features such as a secure internal shut off or robust security locks.

Response: Acknowledged

Advisory Comments

1. ATTENTION IMPORTANT: The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly

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recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Response: Acknowledged

2. **DISCLAIMER:** This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Response: Acknowledged

3. **ATTENTION IMPORTANT:** DRC submissions require each and all of the following issues are specifically addressed with an adequate response on the CPTED narrative and drawing plans: **PLEASE REFER TO DRAWINGS A-901 & A902, LAST UPDATE 06-24-2022**

4.

- I. CPTED/ Security Strengthening Narrative Plan. Initials **JFG**
- II. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
 - a. Landscaping type, placement & dimensions, Initials **JFG**
 - b. Lighting types such as pole, motion-sensor, etc., Initials **JFG**
 - c. Fencing type, placements & dimensions, Initials **JFG**
 - d. Signage type & placement, Initials **JFG**
 - e. Camera type, location & scope of cameras, Initials **JFG**
 - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials **JFG**
 - g. Pedestrian & vehicle circulation patterns, Initials **JFG**
 - h. Dumpster/ enclosure type & design, Initials **JFG**
 - i. Alarm types, locations, etc. Initials **JFG**
 - j. Parking garage & lot types - include all security features & measures, Initials **JFG**
 - k. Any other special considerations relevant to the specific type of development, etc. Initials **JFG**

5. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials

 JFG

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6. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials **JFG**

7. ATTENTION: Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding. A safe and secure development is a priceless and essential benefit to all members and guests of the community.