



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

**DRC**

PZ25-12000015  
05/20/2026

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

**AFFIDAVIT OF CPTED COMPLIANCE**

Initialing the below items certifies that the property owner/applicant acknowledges each item and/or is willing to comply with each Crime Prevention Through Environmental Design (CPTED) requirement:

**A. CONFIDENTIALITY STATEMENT**

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

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

Initials 

**B. CPTED / SECURITY CONSULTANT**

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

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**C. DISCLAIMER**

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

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**D. POMPANO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS**

"... Complies With Crime Prevention Security Strengthening & CPTED Standards..." This requires both **CPTED & Security Strengthening** to be addressed for Planning & Zoning Review & Approval.

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**E. PLEASE NOTE**

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

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

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

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

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

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**H. SECURITY PERSONNEL YES \_\_\_ OR NO X**

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

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**I. 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. Municipal ordinance requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc.

Please Note: Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

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**J. ATTENTION VERY IMPORTANT**

Regarding your ORIGINAL PLAN responses, please place the ADDITIONAL CONDITIONS on the CPTED & SECURITY STRENGTHENING DRAWING DIAGRAM AS WELL AS THE NARRATIVE DOCUMENT. If necessary, use more than one page when uploading the plans into the drawing plan folder.

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

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

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**OWNER AND/OR OWNER'S AUTHORIZED AGENT ACKNOWLEDGING, UNDERSTANDING AND COMPLIANCE**

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Jose Ramos

Signature: 