

BSO  
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Status: Pending Submit  
ATTENTION IMPORTANT  
The services of an independent, and highly experienced, qualified and Certified Security Crime

PZ23-12000001

05/03/2023

PZ23-12000001

04/03/2024

Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite

processing.

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.

CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

1. Trespass, Wayfinding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials    

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials    

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    

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 roadway using

study fasteners at all corners to help prevent vandalism.

Initials    

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PZ23-12000001

01/17/2024

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d. Properly 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. This helps

PZ23-12000001 PZ23-12000001  
05/03/2023 04/03/2024  
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to prevent, deter and/or reduce disturbances and/or violations that would otherwise occur and lead to avoidable and

unnecessary calls for police response.

Initials ke

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 that might expose them to

increased safety and security risks. Initials ke

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance

Initials ke

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

Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design

experience in this specialized field.

Initials ke

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

planning and design experience in this area is vital.

Initials ke

Maintain in 2' to 5' foot maximum height for all hedges, bushes, low plants and ground cover.

Initials ke

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PZ23-12000001  
01/17/2024

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Maintain an 8'-foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage  
begin  
that would immediately or in the future obstruct Natural &/ or Electronic Surveillance.

Initials    

PZ23-12000001  
05/03/2023

PZ23-12000001  
04/03/2024

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

Initials    

2B: Territorial Reinforcement

Initials    

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet)  
landscaping in

any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a  
deterrent to

loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more  
serious criminal

activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fencing  
or walls so that it

obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials    

3. CPTED Lighting Standards

Initials    

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards  
will be

addressed at this specific site.

Initials    

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    

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PZ23-12000001  
01/17/2024



c. Structures: Install and proof/ resistant motion-sensor security alert lights over an exterior unit doors and windows. Landscaping: including lawn, garden, storage shed or storage shed (if any), etc. Security motion sensors are very effective in

PZ23-12000001  
05/03/2023

PZ23-12000001  
04/03/2024

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 with regards to any building design feature area that has

an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use

these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over City of Pompano Beach Page 11 of 13 Printed on 3/1/2023

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illuminate or create shadows. Initials 

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable

light pollution trespass.

Initials 

f. 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 \_\_\_\_\_

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or

mechanical lighting and surveillance

Initials 

h. Insulation (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or

installation of future landscaping. Initials 

PZ23-12000001  
01/17/2024

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PZ23-12000001  
05/03/2023

PZ23-12000001  
04/03/2024

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

Initials

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

Initials

a. All solid exterior doors, including each residential unit entry door, must have either a see-through reinforced security

window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole)

including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the

exterior prior to exiting 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 such as by a fake Delivery Driver, UPS/ FEDEX, Utility

Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents

is vital.

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to

facilitate climbing through so steel is preferred.

Initials

c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any

security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials

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PZ23-12000001  
01/17/2024

Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects along the fence line. Edges of groundcover placed on either side of the fence. Any landscaping in front of fencing should be low ground cover with a

PZ23-12000001  
05/08/2023

PZ23-12000001  
04/03/2024

maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence

perimeter Access Control barrier.

Initials   *JS*  

e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for

electronic door position switches to signal a security alarm system that a door, which should not have been opened, has

been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency

accordingly

Initials   *JS*  

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

Initials   *JS*  

#### 5. Burglar Security Alarms

a. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as

residential units are targets of thefts, frauds, burglaries, robberies, etc. Initials   *JS*  

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

Initials   *JS*  

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

City of Palmdale Page 13 of 13 Printed on 3/1/2023

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File #: LNP 13

swing and pedestrian gates: Initials   *JS*  

PZ23-12000001  
01/17/2024



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b. robust mechanism such as a throw bolt with a robust shielded pass lock for example rather than only a simple lock cylinder. The mechanism should be robust enough to resist a vulnerable chain and not shielded.

PZ23-12000001

PZ23-12000001

05/03/2023

04/03/2024

2. Bottom gate clearances must be 8" above the ground 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.

Initials   *JS*  

d. 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.

Initials   *JS*  

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   *JS*  

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

Initials   *JS*  

#### 7. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or power nearby easily accessible secure

internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or

vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once

they're on site.

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PZ23-12000001

01/17/2024

DRC

PZ23-12000001  
05/03/2023

PZ23-12000001  
04/03/2024

be insured. All publicly accessible exterior water outlet spigots have a nearby easily accessible secure  
locking cover to prevent unauthorized use by tenants, who may be attracted to the property's amenities and  
vulnerabilities, and the who

frequently trespass and enter to wash themselves and their clothes, who frequently leave soiled clothing  
and lots of litter  
behind or commit other crimes of opportunity once they're on site. Initials KE

c. Any blind areas not covered by security cameras, including shared interior hallways 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 KE

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 KE

e. Place bike storage racks (if any) close to the mai

By: Harsh Kumar

Date: 3/17/23

on Behalf of Dev: Rector 36 LLC

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PZ23-12000001  
01/17/2024